

714 Main BB LLC**Rent Roll & NOI Calculation - AS IS**

Unit	Tenant	Rev Category	Monthly Rent
710	CEEBEE	Commerical Rent	\$ 1,575
		Sewer	\$ 55
		Retail Component	\$ 500
712	Anchors Aweigh	Commerical Rent	\$ 1,493
		Sewer	\$ 55
714	CEEBEE	Commerical Rent	\$ 4,470
		Sewer	\$ 164
		Retail Component	\$ 1,000
710.5	Sabores	Commerical Rent	\$ 1,733
		Sewer	\$ 55
Monthly Rent Roll			\$ 11,099
# of Months			12
Total Annual Rev			\$ 133,188
LESS:			
Insurance			\$ 4,575
Real Estate Taxes			\$ 13,962
Utilities			\$ 3,552
Repairs & Maintenance			\$ 350
NOI			\$ 110,749

714 Main BB LLC**Rent Roll & NOI Calculation -25% Increase in Rent**

Unit	Tenant	Rev Category	Monthly Rent
710	CEEBEE	Commerical Rent	\$ 1,969
		Sewer	\$ 55
		Retail Component	\$ 500
712	Anchors Aweigh	Commerical Rent	\$ 1,866
		Sewer	\$ 55
714	CEEBEE	Commerical Rent	\$ 5,588
		Sewer	\$ 164
		Retail Component	\$ 1,000
710.5	Sabores	Commerical Rent	\$ 2,166
		Sewer	\$ 55
Monthly Rent Roll			\$ 13,417
# of Months			12
Total Annual Rev			\$ 161,000
LESS:			
	Insurance		\$ 4,575
	Real Estate Taxes		\$ 13,962
	Utilities		\$ 3,552
	Repairs & Maintenance		\$ 350
NOI			\$ 138,561

714 Main BB LLC**Rent Roll & NOI Calculation - Build Opportunity & 25% Increase**

Unit	Tenant	Rev Category	Monthly Rent
710	CEEBEE	Commerical Rent	\$ 1,969
		Sewer	\$ 55
		Retail Component	\$ 500
712	Anchors Aweigh	Commerical Rent	\$ 1,866
		Sewer	\$ 55
714	CEEBEE	Commerical Rent	\$ 5,588
		Sewer	\$ 164
		Retail Component	\$ 1,000
710.5	Sabores	Commerical Rent	\$ 2,166
		Sewer	\$ 55
Apartment 1			\$ 2,750
Apartment 2			\$ 2,750
Apartment 3			\$ 2,750
Apartment 4			\$ 2,750
Monthly Rent Roll			\$ 24,417
# of Months			12
Total Annual Rev			\$ 293,000
LESS:			
	Insurance		\$ 4,575
	Real Estate Taxes		\$ 13,962
	Utilities		\$ 3,552
	Repairs & Maintenance		\$ 350
NOI			\$ 270,561