

8621 North Lombard					Rent Roll				
	PSF	Annual	Monthly			PSF	Annual	Monthly	
<b>Tenant One</b>	<b>1,205</b>	<b>31.59%</b>			<b>Tenant Two</b>	<b>752</b>	<b>19.71%</b>		
9/9/25-9/8/26	\$24.76	\$29,836	\$2,486	60 month renewal	9/1/25-8/31/26	\$22.28	\$16,752	\$1,396	36 month renewal
9/9/26-9/8/27	\$25.50	\$30,731	\$2,561	3 months abated	9/1/26-8/31/27	\$22.95	\$17,256	\$1,438	3 months abated
9/9/27-12/31/27	\$0.00	\$0	\$0	upon expiration	9/1/27-8/31/28	\$23.64	\$17,777	\$1,481	upon expiration
1/1/28-12/31/28	\$26.27	\$31,653	\$2,638	3% base rent	9/1/28-12/31/28	0	\$0	\$0	3% base rent
1/1/29-12/31/29	\$27.06	\$32,602	\$2,717	increase	1/1/29-12/31/29	\$24.35	\$18,311	\$1,526	increase
1/1/30-12/31/30	\$27.87	\$33,580	\$2,798		1/1/30-12/31/30	\$25.08	\$18,860	\$1,572	
<b>Tenant Three (vacant)</b>	<b>825</b>	<b>21.63%</b>			<b>Tenant Four</b>	<b>1,033</b>	<b>27.08%</b>		
1/1/26-12/31/26	\$20.00	\$16,500	\$1,375	Potential expansion	4/1/25-3/31/26	\$16.75	\$17,304	\$1,442	36 month renewal
1/1/27-12/31/27	\$20.60	\$16,995	\$1,416	for Tenant Two	4/1/26-3/31/27	\$17.25	\$17,820	\$1,485	3 months abated
1/1/28-12/31/28	\$21.22	\$17,507	\$1,459	3% base rent	4/1/27-6/30/27	\$0	\$0	\$0	upon expiration
1/1/29-12/31/29	\$22.51	\$18,571	\$1,548		7/1/27-12/31/27	\$23.89	\$24,678	\$2,057	3% base rent
1/1/30-12/31/30	\$23.19	\$19,132	\$1,594		1/1/28-12/31/28	\$24.60	\$25,412	\$2,118	increase
					1/1/29-12/31/29	\$25.34	\$26,174	\$2,181	
					1/1/30-12/31/30	\$26.10	\$26,959	\$2,247	

	2026	2027	2028	2029	2030	Lease Expirations (	3815	2027	2028
<b>Tenant One</b>	\$22,378	\$30,578	\$31,654	\$32,604	\$33,582	Tenant One	1025	27%	
<b>Tenant Two</b>	\$16,290	\$17,430	\$11,852	\$18,311	\$18,860	Tenant Two	752		20%
<b>Tenant Three (vacant)</b>	\$16,500	\$16,995	\$17,507	\$18,571	\$19,132	Vacant (assumed)	825		22%
<b>Tenant Four</b>	\$17,691	\$16,794	\$25,409	\$26,171	\$26,957	Tenant Three	1033	27%	
<b>Total Rental Income</b>	\$72,859	\$81,797	\$86,422	\$95,657	\$98,531	Reflects reductions for abated rent granted at lease renewal			
<b>CAM Reimbursement</b>	\$28,100	\$31,924	\$30,300	\$31,850	\$33,400				
<b>Total Revenue</b>	<b>\$100,959</b>	<b>\$113,721</b>	<b>\$116,722</b>	<b>\$127,507</b>	<b>\$131,931</b>				
<b>OPEX</b>	\$32,000	\$33,600	\$31,924	\$33,520	\$35,196				
<b>NOI</b>	<b>\$68,959</b>	<b>\$80,121</b>	<b>\$84,798</b>	<b>\$93,987</b>	<b>\$96,735</b>				