

**PLAZA DE PUEBLO
7425 EL CAMINO REAL, ATASCADERO, CALIF
PATRICIA MESSERPERRY, TRUSTEE
PO BOX 1958 * ATASCADERO, CA * 93423**



RENT ROLL—APRIL 01, 2026

CURRENT TERM IS FOR CURRENT RENT

END OF LEASE IS THE DATE THAT LESSOR/LESSEE WILL RENEGOTIATE THE TERMS OF THE LEASE.
****SOME LEASES HAVE SET RENT INCREASES SCHEDULED UNTIL THE END OF THE LEASE.**
****SOME LEASES—THE LESSOR MAY CHOOSE TO INCREASE RENT BY 5%, WHEN THE CURRENT TERM ENDS.**
****LESSOR MUST NOTIFY LESSEE OF INTENDED RENT INCREASE AT LEAST 90 DAYS PRIOR TO RENT INCREASE**

<u>NAME</u>	<u>UNIT/SQFT</u>	<u>CURRENT RENT</u>	<u>END OF LEASES RENEGOTIATE</u>
LA PLEBE RESTAURANT CURRENT TERM: 11/01/24 to 10/31/26 (5% increase 11/01/26—\$5775)(5% increase 11/01/28—\$6065)	A-E/5000sqft	\$5500	11/01/2030
BEHIND THE BARN CONSIGNMENT CURRENT TERM: 06/01/26 to 05/31/27—Rent may be increased 5% annually on June 01 of each year.	F&G/2000sqft	\$2310	06/01/2030
BLOOM-N-GROW CURRENT TERM: 04/01/26 to 03/31/28—5% rent increase every two years as stated on page 2 of lease.	H/1000sqft	\$1215	04/01/2036
KINGDOM KUT CURRENT TERM: 11/01/25 to 10/31/27 (5% increase(\$1212.75)on 11/01/27 to 10/31/29, renegotiate 11/01/29	I/1000sqft	\$1155	11/01/2029
RUFF CUTS GROOMING CURRENT TERM: 06/01/26 to 05/31/27—Rent may be increased 5% annually on June 01 of each year.	J/1000sqft	\$1155	06/01/2030
MASTERPIECE FRAME Due to extreme financial difficulties(Medical) we are not increasing rent in 2025/2026—5% increase Annually starting 01/01/27—(\$1050)	K/1000sqft	\$1000	01/01/2027
PATCH CHILDREN'S BOUTIQUE CURRENT TERM: 04/01/25 to 03/31/27—5% rent increase every two years as stated on page 2 of lease.	L&M/2000sqft	\$2200	04/01/2035
LIFE ELEMENTS CURRENT TERM: 06/01/26 to 05/31/27—Rent may be increased 5% annually on June 01 of each year.	N&O/2000sqft	\$2200	06/01/2027
LOVE MY BABY PHOTOGRAPHY CURRENT TERM: 05/01/25 to 04/30/27—5% increase(\$1213) 05/01/27 to 04/30/29., after which rent may increase 5% annually.	P/1000sqft	\$1155	05/01/2029
SPA & NAILS BY AMY CURRENT TERM: 05/01/24 to 04/30/27—Tenant may extend lease for 2 years, with a fixed rate equal to current rental rate of Plaza.	Q/1000sqft	\$1100	05/01/2027
ATASCADERO BISTRO CURRENT TERM: 06/01/26 to 05/31/27—Rent may be increased 5% annually on June 01 of each year	R&S/2000sqft	<u>\$2310</u>	06/01/2035

TOTAL MONTHLY RENTS RECEIVED.....\$21,300