

<u>Suite</u>	<u>Use</u>	<u>Term ends</u>	<u>Approximate UNIT SF</u>	<u>Gross Rent Per Square foot</u>	<u>2026 Rent at Close with 2 apartments</u>	<u>2027 Proposed Use</u>	<u>2027 Rent w Apartments and with Cannabis</u>			
A	Electrician	.April 2029	1329	\$ 2.11	\$ 2,800.00	Electrician	\$ 2,365.60			
A-1	Apartment -1 bedroom	mo to mo	550	\$ 3.82	\$ 2,100.00	Apartment -1 bedroom	\$ 2,100.00			
A-2	Studio Apartment	mo to mo	457	\$ 3.94	\$ 1,800.00	Studio Apartment	\$ 1,800.00			
B	Contractor/ Remodeler	mo to mo	1200	\$ 1.97	\$ 2,365.60	B/C new Cannabis 2290 SF	\$ 6,855.00			
C	Appliance shop/office	mo to mo	1190	\$ 1.55	\$ 1,850.00	combined with B above				
D	Pizzeria **	.October 2030	1342	\$ 2.89	\$ 3,882.23	Pizzeria	\$ 3,882.23			
E	Hair Salon	.Jan 1, 2031	810	\$ 2.30	\$ 1,859.28	Hair Salon	\$ 1,859.28			
F	Window Store	.September 2028	<u>1250</u>	\$ 2.67	\$ <u>3,332.53</u>	Window Store	\$ <u>3,332.53</u>			
	Approximate Leased SF		8128		\$ 19,989.64		\$ 22,194.64			
**Suite D includes a % rent clause					Gross Annual Rents	\$	239,875.68	Gross Annual Rents	\$	266,335.68
Month to Month suites are Lessor preference					Expenses		<u>-\$73,000.00</u>	Expenses		<u>-\$73,000.00</u>
	Average rent per SF 2026	\$	2.46		\$	166,875.68		\$		193,335.68
	Average rent per SF 2027	\$	2.73		Cap Rate at \$2.9M	6%		Cap Rate at \$2.9M		7%