

RENT ROLL: FREEWAY II LLC  
2722 & 2728 E Jensen Ave  
Fresno, California  
(24,979 total square feet)  
June 1, 2026

| Address              | Tenant               | Total Leasable Sq. Ft. | Office Sq. Ft. | Whse. Sq. Ft. | Rent Per Month NNN | Rate Per Sq. Ft. | CAM         | CAM Per Sq.Ft. | Total Rent Per Month | Total Rent Per Sq. Ft. | Commence-ment Date | Rent Increases |             |         | Lease Expiration Date |
|----------------------|----------------------|------------------------|----------------|---------------|--------------------|------------------|-------------|----------------|----------------------|------------------------|--------------------|----------------|-------------|---------|-----------------------|
|                      |                      |                        |                |               |                    |                  |             |                |                      |                        |                    | Date           | \$/Month    | Rent/sf |                       |
| 2722                 | El Potrillo          | 9,679                  | 4,738          | 4,931         | \$7,082.17         | \$0.73           | \$1,846.78  | \$0.191        | \$8,928.95           | \$0.92                 | 9/1/2016           | 6/1/2026       | \$7,082.71  | \$0.73  | 9/30/26               |
|                      |                      |                        |                |               |                    |                  |             |                |                      |                        |                    | 6/1/207        | \$7,250.71  | \$0.75  |                       |
|                      |                      |                        |                |               |                    |                  |             |                |                      |                        |                    | 6/1/2028       | \$7,423.71  | \$0.77  | 5/31/2029             |
| 2728                 | Bayland Battery/Deka | 15,300                 | 1,400          | 13,900        | \$11,635.36        | \$0.76           | Gross Lease |                | \$11,635.36          | \$0.76                 |                    | 9/1/2026       | \$11,964.42 | \$0.78  | 8/31/27               |
|                      |                      |                        |                |               |                    |                  |             |                |                      |                        |                    | 9/1/2027       | \$12,359.25 | \$0.81  | 8/31/28               |
|                      |                      |                        |                |               |                    |                  |             |                |                      |                        |                    | 9/1/2028       | \$12,767.10 | \$0.83  | 8/31/2029             |
|                      |                      |                        |                |               |                    |                  |             |                |                      |                        |                    | 9/1/2029       | \$13,188.42 | \$0.86  | 8/1/2030              |
|                      |                      |                        |                |               |                    |                  |             |                |                      |                        |                    | 9/1/2030       | \$13,623.63 | \$0.89  | 8/1/2031              |
|                      |                      |                        |                |               |                    |                  |             |                |                      |                        |                    | 9/1/2031       | \$14,073.21 | \$0.92  | 8/1/2032              |
|                      |                      |                        |                |               |                    |                  |             |                |                      |                        |                    |                |             |         |                       |
| TOTAL LEASED SPACE   |                      | 24,979                 | 6,138          | 18,831        | \$18,718           | \$0.75           | \$1,846.78  | \$0.074        | \$20,564.31          | \$0.82                 |                    |                |             |         |                       |
| TOTAL BUILDING SPACE |                      | 24,979                 | 24.57%         | 75.39%        |                    |                  |             |                |                      |                        |                    |                |             |         |                       |

| SUMMARY DATA: Current Actual Rents Plus CAM |    |            |                                     |
|---------------------------------------------|----|------------|-------------------------------------|
| Total Annual NNN Rent (\$18,717.53 x 12)    | \$ | 224,610.36 | Costs & Expenses based on 24,969 sf |
| Total Annual CAM Rent (\$1,846.78 x 12)     | \$ | 22,161.36  | CAM = 8.98% of Annual Rent          |
| Total Gross Rent                            | \$ | 246,771.72 |                                     |
| Annual Net Rent per sf (\$0.75 x 12) =      | \$ | 8.99       |                                     |
| Average Annual CAM per sf (\$0.0739 x 12) = | \$ | 0.89       |                                     |
| Total Annual Rent per sf                    | \$ | 9.88       |                                     |

| Tenancy                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bayland Battery, a subsidiary of East Penn Mfg, & across the street for at last 10 years before that, so have been in this immediate area for over 20 years.. |
| El Potrillo has been a tenant since 9/1/2016                                                                                                                  |

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