

| Monthly Income | SF | Monthly Net | \$psf | Annual % Inc. | Lease Expiration | Options |
|----------------------|--------|--------------|----------|---------------|-----------------------|---------------------------|
| Tenant | 27,454 | | | | | |
| 1324 Mattie | 13,436 | \$ 11,521.03 | \$ 10.29 | 3% | 2/28/2028 | One 2yr |
| 1330 Matie Lot | - | \$ 1,905.50 | #DIV/0! | 3% | 2/3/2030 | One 5yr |
| 1745 LakeSide | 14,018 | \$ 16,797.58 | \$ 14.38 | 3% | 11/30/2028 | One 5yr |
| Total Monthly Income | | \$ 30,224.11 | | | | |
| Yearly Expenses | | 0-Passthru | | | | |
| Insurance | | | | | Yearly Income | \$ 362,689.32 |
| RE Taxes | | | | | Yearly Expenses | \$ - |
| | | | | | <u>N.O.I.</u> | \$ 362,689.32 |
| | | | | | <u>Purchase Price</u> | \$ 211.37 \$ 5,803,029.12 |
| Total Expenses | | \$ - | | | <u>Cap Rate</u> | 6.25% |
| | | | | | Portfolio Sale -7.2% | \$ 5,385,211.023 |
| | | | | | 1340 Mattie-7.2% | \$ 197,200.00 |
| | | | | | 1745 Lakeside Invest | \$ 2,079,908.00 |
| | | | | | 1324 Mattie Invest | \$ 1,899,500.00 |
| | | | | | \$\$+/- | <u>\$ 1,603,003.023</u> |