

3 Nami Lane Units 1,2,3,4,5
20,000 sq ft total
3 Tenants

| | |
|--------------------------|---------------------|
| Gross rents-12 months | |
| Units 1,2,3 (Primal Gym) | \$77,500.00 |
| Unit 4 (Graybar) | \$42,500.00 |
| Unit 5 (All Heart) | \$38,940.00 |
| Total | <u>\$158,940.00</u> |

Primal Gym and All Heart are NNN leases with expenses fixed for 2 years.
Graybar lease is gross for term of lease with an increase for extension.

Expenses:

| | |
|--------------------|--------------------|
| Taxes 2019 | \$38,800.000 |
| Codo expenses 2017 | \$18,065.000 |
| Water and Sewer | \$2300.00 |
| Insurance | \$7500.00 |
| Total Expenses | <u>\$66,665.00</u> |

Primal Gym lease is a 2 year lease with 4-2 year options beginning November 2017.
All Heart lease is a 5 year lease begining August 2016.
Graybar has been a tenant since 1996 and their current lease is a 3 year lease beginning Jan 2018.
Graybar has a 3 year renewal option with rent fixed at \$45,000 for each of the 3 years.