Rent Roll

Analysis Start Date	Feb-17				Current			Pro Forma		
Tenant Name	Rentable SF	%GLA	Lease Start	Lease End	Rent ($/SF/MO)	% Increase	Lease Type	Rent ($/SF/MO)	% Increase	Lease Type
Coffee Shop	800 SF	2.74%	Mar-05	Feb-18	$1.71	3.00%	NNN	$1.90	3.00%	NNN
Nail Salon	500 SF	1.71%	Apr-06	Mar-18	$1.36	3.00%	NNN	$2.00	3.00%	NNN
Pizza Parlor	1,500 SF	5.14%	Dec-06	Nov-18	$1.75	3.00%	NNN	$1.80	3.00%	NNN
Men's Grooming	750 SF	2.57%	Mar-05	Feb-20	$1.41	3.00%	NNN	$2.00	3.00%	NNN
Shipping Store	1,000 SF	3.42%	Jul-08	Jun-19	$1.61	3.00%	NNN	$1.80	3.00%	NNN
Hair Salon	800 SF	2.74%	Oct-09	Sep-19	$1.71	3.00%	Gross	$1.90	3.00%	Gross
Chinese Food	2,000 SF	6.85%	Apr-04	Mar-22	$1.55	3.00%	NNN	$1.70	3.00%	NNN
Organic Grocery Store	5,000 SF	17.12%	Apr-04	Mar-17	$1.64	3.00%	NNN	$1.50	3.00%	NNN
Pet Store	1,750 SF	5.99%	Apr-04	Mar-21	$1.30	3.00%	NNN	$1.50	3.00%	NNN
Sandwich Shop	900 SF	3.08%	Aug-07	Jul-18	$1.26	3.00%	NNN	$1.30	3.00%	NNN
Art Supplies	1,000 SF	3.42%	Aug-09	Jul-19	$1.67	3.00%	Gross	$1.80	3.00%	NNN
Tea Exchange	500 SF	1.71%	May-10	Apr-20	$1.41	3.00%	NNN	$2.00	3.00%	NNN
VACANT	1,000 SF	3.42%		Mar-17	$0.00	0.00%	Gross	$1.60	3.00%	NNN
Tea & Herbal Medicine	700 SF	2.40%	Jul-08	Jun-23	$1.64	3.00%	Gross	$1.50	3.00%	NNN
Insurance Company	1,000 SF	3.42%	Oct-09	Sep-19	$1.30	3.00%	NNN	$1.50	3.00%	NNN
Personal Taxes	800 SF	2.74%	Apr-04	Mar-19	$1.26	3.00%	NNN	$1.30	3.00%	NNN
Party Supply Store	1,200 SF	4.11%	Apr-04	Mar-17	$1.67	3.00%	NNN	$1.80	3.00%	NNN
Local Grocery Store	8,000 SF	27.40%	Apr-04	Jan-21	$1.00	3.00%	NNN	$1.25	3.00%	NNN
		0.00%								
		0.00%								
		0.00%								
		0.00%								
		0.00%								
		0.00%								
		0.00%								
		0.00%								
		0.00%								
		0.00%								
		0.00%								
Total	**29,200 SF**	**100.00%**			**$25.25**		**88.01%**	**$30.15**		**97.26%**

Lease Rollover Income Adjustments

Tenant Improvements:	$8 / SF
Leasing Commissions:	5.00%