

Upside & Rollover Analysis

Cap Rate 7.00%

Tenant Name	Lease Expiration Date	Annual Current Rent	Annual Pro Forma Rent	Upside/Downside	Rollover Variance	Rollover Value
Coffee Shop	Feb-18	\$16,416	\$18,240	11.11%	\$1,824	\$26,057
Nail Salon	Mar-18	\$8,160	\$12,000	47.06%	\$3,840	\$54,857
Pizza Parlor	Nov-18	\$31,500	\$32,400	2.86%	\$900	\$12,857
Men's Grooming	Feb-20	\$12,690	\$18,000	41.84%	\$5,310	\$75,857
Shipping Store	Jun-19	\$19,320	\$21,600	11.80%	\$2,280	\$32,571
Hair Salon	Sep-19	\$16,416	\$18,240	11.11%	\$1,824	\$26,057
Chinese Food	Mar-22	\$37,200	\$40,800	9.68%	\$3,600	\$51,429
Organic Grocery Store	Mar-17	\$98,400	\$90,000	-8.54%	-\$8,400	-\$120,000
Pet Store	Mar-21	\$27,300	\$31,500	15.38%	\$4,200	\$60,000
Sandwich Shop	Jul-18	\$13,608	\$14,016	3.00%	\$408	\$5,832
Art Supplies	Jul-19	\$20,040	\$21,600	7.78%	\$1,560	\$22,286
Tea Exchange	Apr-20	\$8,460	\$12,000	41.84%	\$3,540	\$50,571
VACANT	Mar-17	\$0	\$19,200	0.00%	\$19,200	\$274,286
Tea & Herbal Medicine	Jun-23	\$13,776	\$12,600	-8.54%	-\$1,176	-\$16,800
Insurance Company	Sep-19	\$15,600	\$18,000	15.38%	\$2,400	\$34,286
Personal Taxes	Mar-19	\$12,096	\$12,459	3.00%	\$363	\$5,184
Party Supply Store	Mar-17	\$24,048	\$25,920	7.78%	\$1,872	\$26,743
Local Grocery Store	Jan-21	\$96,000	\$120,000	25.00%	\$24,000	\$342,857
Total		\$471,030	\$538,575	14.34%	\$67,545	\$964,930

