

Rent Roll
 Eldridge Crossing, Ltd.
 3/31/2025

Suite	Occupant Name	-----Rent Dates-----		GLA Sqft	Monthly Base Rent	Annual Rate PSF	% Rent	Breakpoint	-----Cost Recovery-----			----- Future Rent Increases -----			----- Lease Options -----					
		Start	Expire						Cat	Monthly	Ann PSF	Cat	Date	Mthly Amount	PSF	Opt Date	Notice	Mthly Amount	Rate	Description
Vacant Suites																				
310000	-IN621	Vacant			2,300															
310000	-IN627	Vacant			1,200															
310000	-IN633	Vacant			2,500															
310000	-IN637	Vacant			3,000															
Occupied Suites																				
OEAG	Goodyear		1/1/2005	1/31/2065	0		0.00													
OEAH	Home Depot #6838		1/1/2005	1/31/2065	0		0.00		OEA	4,818.12	0.00									
										4,818.12	0.00									
OEAT	Target T#2144		1/1/2005	1/31/2065	0		0.00		OEA	4,339.35	0.00									
										4,339.35	0.00									
IN625	Mattress Firm #001070		6/1/2007	5/31/2029	3,823	8,697.33	27.30	0.00	CAM	1,014.53	0.00									
									INS	353.33	0.00									
									TAX	1,587.47	0.00				6/1/2029	12/4/2028	10,236.08	32.13	Per Square Foot	
										2,955.33	0.00									
IN629	Pretty Nails		9/10/2007	9/30/2027	1,500	3,437.50	27.50	0.00	CAM	407.28	0.00	RNT	10/1/2025	3,562.50	28.50					
									INS	138.63	0.00									
									TAX	622.86	0.00				10/1/2027	4/3/2026	3,918.75	31.35	Per Square Foot	
										1,168.77	0.00				10/1/2030	4/3/2029	4,312.50	34.50	Per Square Foot	
IN641	Sally Beauty Supply #3477		1/11/2008	1/31/2030	1,500	3,018.75	24.15	0.00	CAM	370.42	0.00	RNT	2/1/2026	3,081.25	24.65					
									INS	138.63	0.00	RNT	2/1/2028	3,143.75	25.15					
									TAX	622.86	0.00									
										1,131.91	0.00									
OEADB	Dutch Bros TX-3502		8/28/2023	8/31/2038	0	6,250.00	0.00		OEA	221.79	0.00					9/1/2038	3/5/2038	0.00	8,318.75	
										221.79	0.00					9/1/2043	3/5/2043	0.00	9,150.63	
																9/1/2048	3/5/2048	0.00	10,065.67	

Rent Roll
 Eldridge Crossing, Ltd. - Outparcel
 3/31/2025

Suite	Occupant Name	-----Rent Dates-----		GLA Sqft	Monthly Base Rent	Annual Rate PSF	% Rent	Breakpoint	-----Cost Recovery-----			----- Future Rent Increases -----			----- Lease Options -----			
		Start	Expire						Cat	Monthly	Ann PSF	Cat	Date	Mthly Amount	PSF	Opt Date	Notice	Mthly Amount

Vacant Suites

310001 -OP707	Vacant				4,500														
310001 -OP709	Vacant				3,000														

Occupied Suites

OP711	Lovett Dental	10/1/2007	9/30/2027	2,131	6,206.54	34.95	0.00		CAM	645.89	0.00								
									INS	196.95	0.00								
									TAX	1,047.69	0.00								
										1,890.53	0.00								
OP713	Bright Side Eye Care	7/10/2019	7/31/2029	1,611	3,691.88	27.50	0.00		CAM	453.21	0.00								
									INS	148.89	0.00								
									TAX	792.04	0.00								
										1,394.14	0.00		8/1/2029	2/1/2029	4,061.06	30.25	Per Square Foot		
													8/1/2034	2/1/2034	4,467.17	33.28	Per Square Foot		
OP717	FedEx Kinko's#1858	8/27/2007	2/28/2027	2,000	4,208.33	25.25	0.00		CAM	577.16	0.00								
									INS	184.85	0.00								
									TAX	983.29	0.00								
										1,745.30	0.00		3/1/2027	9/1/2026	4,633.33	27.80	Per Square Foot		
OP719	Urban Bird Hot Chicken, LLC	7/9/2021	1/31/2027	2,550	5,843.75	27.50	0.00		CAM	698.86	0.00								
									INS	235.68	0.00								
									TAX	1,253.69	0.00								
										2,188.23	0.00		2/1/2027	8/5/2026	6,428.13	30.25	Per Square Foot		
													2/1/2032	8/5/2031	7,070.94	33.28	Per Square Foot		

Totals:

Occupied Sqft:	52.51%	4 Units	8,292	19,950.50	7,218.20
Leased/Unoccupied Sqft:		0 Units	0		
Vacant Sqft:	47.49%	2 Units	7,500		
Total Sqft:		6 Units	15,792	19,950.50	

Grand Total:

Occupied Sqft:	51.21%	8 Units	17,315	50,674.30	23,789.46
Leased/Unoccupied Sqft:		0 Units	0		
Vacant Sqft:	48.79%	6 Units	16,500		
Total Sqft:		14 Units	33,815	50,674.30	