Database: JQ9399900001
Bldg Status: All

Rent Roll
Eldridge Crossing, Ltd.
9/30/2025

Date: 11/7/2025
Time: 3:14 PM

Suite	Occupant Name	Rent Dates Start	Rent Dates Expire	GLA Sqft	Monthly Base Rent	Annual Rate PSF	% Rent	Breakpoint	Cost Recovery Cat	Cost Recovery Monthly	Cost Recovery Ann PSF	Future Rent Increases Cat	Future Rent Increases Date	Future Rent Increases Mthly Amount	Future Rent Increases PSF	Lease Options Opt Date	Lease Options Notice	Lease Options Mthly Amount	Lease Options Rate	Lease Options 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					9/1/2038	3/5/2038	0.00	8,318.75	
										1,131.91	0.00					9/1/2043	3/5/2043	0.00	9,150.63	
																9/1/2048	3/5/2048	0.00	0,065.67	
OEADB	Dutch Bros TX-3502	8/28/2023	8/31/2038	0			0.00													
OPCPAN	Panda Express #1156	5/18/2006	5/31/2026	0	7,486.88		0.00		OEA	221.79	0.00									

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										221.79	0.00									
																6/1/2026	12/2/2025	0.00	9,150.63	
																6/1/2031	12/1/2030	0.00	0,065.69	
																6/1/2036	12/1/2035	0.00	1,072.26	
																6/1/2041	12/2/2040	0.00	2,179.48	
A	Liquor Mart	3/1/2025	8/31/2029	2,200	1,833.34	10.00	0.00		CAM	597.34	0.00	RNT	1/1/2026	3,850.00	21.00					
									INS	203.33	0.00									
									TAX	913.53	0.00					10/1/2028	4/4/2028	4,235.00	23.10	Per Square Foot
										1,714.20	0.00									

Totals:					
	Occupied Sqft:	50.06%	4 Units	9,023	24,473.80
	Leased/Unoccupied Sqft:		0 Units	0	
	Vacant Sqft:	49.94%	4 Units	9,000	
	Total Sqft:		8 Units	18,023	24,473.80

Cost Recovery Monthly: 16,349.47

Suite	Occupant Name	Rent Dates Start	Rent Dates Expire	GLA Sqft	Monthly Base Rent	Annual Rate PSF	% Rent	Breakpoint	Cost Recovery Cat	Cost Recovery Monthly	Cost Recovery Ann PSF	Future Rent Increases Cat	Future Rent Increases Date	Future Rent Increases Mthly Amount	Future Rent Increases PSF	Lease Options Opt Date	Lease Options Notice	Lease Options Mthly Amount	Lease Options Rate	Lease Options Description
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					8/1/2029	2/1/2029	4,061.06	30.25	Per Square Foot
										1,394.14	0.00					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					3/1/2027	9/1/2026	4,633.33	27.80	Per Square Foot
										1,745.30	0.00									
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					2/1/2027	8/5/2026	6,428.13	30.25	Per Square Foot
										2,188.23	0.00					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
	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	44,424.30
	Leased/Unoccupied Sqft:		0 Units	0	
	Vacant Sqft:	48.79%	6 Units	16,500	
	Total Sqft:		14 Units	33,815	44,424.30

Cost Recovery Monthly: 7,218.20 (Occupied Sqft); 23,567.67 (Grand Total)