

Rent Roll
 Eldridge Crossing, Ltd.
 12/31/2025

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					OEA	1/1/2026	1.25	0.00					
OEAH	Home Depot #6838	1/1/2005	1/31/2065	0			0.00					OEA	1/1/2026	4,043.03	0.00					
														4,818.12	0.00					
														4,818.12	0.00					
OEAT	Target T#2144	1/1/2005	1/31/2065	0			0.00					OEA	1/1/2026	3,589.14	0.00					
														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	1/1/2026	942.41	2.96					
												INS	1/1/2026	496.21	1.56					
												TAX	1/1/2026	1,749.88	5.49	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	3,562.50	28.50	0.00					CAM	1/1/2026	375.37	3.00					
												INS	1/1/2026	194.70	1.56					
												TAX	1/1/2026	686.59	5.49	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					
												INS		138.63	0.00					
												TAX		622.86	0.00					

Rent Roll
 Eldridge Crossing, Ltd. - Outparcel
 12/31/2025

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	CAM	1/1/2026	627.65	3.53					
									INS	196.95	0.00	INS	1/1/2026	276.60	1.56					
									TAX	1,047.69	0.00	TAX	1/1/2026	1,020.77	5.75					
										<u>1,890.53</u>	<u>0.00</u>									
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	CAM	1/1/2026	453.75	3.38					
									INS	148.89	0.00	INS	1/1/2026	209.10	1.56					
									TAX	792.04	0.00	TAX	1/1/2026	771.68	5.75	8/1/2029	2/1/2029	4,061.06	30.25	Per Square Foot
										<u>1,394.14</u>	<u>0.00</u>					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	CAM	1/1/2026	571.90	3.43					
									INS	184.85	0.00	INS	1/1/2026	259.59	1.56					
									TAX	983.29	0.00	TAX	1/1/2026	958.02	5.75	3/1/2027	9/1/2026	4,633.33	27.80	Per Square Foot
										<u>1,745.30</u>	<u>0.00</u>									
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	CAM	1/1/2026	707.29	3.33					
									INS	235.68	0.00	INS	1/1/2026	330.98	1.56					
									TAX	1,253.69	0.00	TAX	1/1/2026	1,221.47	5.75	2/1/2027	8/5/2026	6,428.13	30.25	Per Square Foot
										<u>2,188.23</u>	<u>0.00</u>					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		

