


















# RENT ROLL | BROOK HIGHLAND PLAZA

Suite	Tenant	SF	Start Date	End Date	Per SF	Annual	Date	Per SF	Option	Option Rents
00001	Best Buy 	44,000	Feb-22	Mar-32	\$14.50	\$638,000	Apr-27	\$15.50	Five, 5-Year	Apr-27: \$15.50 Apr-32: \$16.50 Apr-37: \$17.50 Apr-42: \$18.50 Apr-47: \$19.50
00010	White House Interiors	18,000	Oct-19	Sep-24	\$14.00	\$252,000	Flat	Flat	One, 5-Year	Oct-24: \$14.70
0002c	White House Interiors (Storage)	6,280	Dec-19	Sep-24	\$3.82	\$24,000	Flat	Flat	One, 5-Year	Oct-24: \$3.82
0002A	HomeGoods 	25,000	Apr-06	Apr-27	\$9.50	\$237,500	Flat	Flat	Three, 5-Year	May-27: \$10.00 May-32: \$10.50 May-37: \$11.00
0002B	Tuesday Morning 	10,720	Jan-12	Jan-27	\$7.82	\$83,830	Flat	Flat	One, 5-Year	Feb-27: \$8.82
00016	REM Cleaners	1,000	Dec-94	Dec-21	\$13.66	\$13,660	Flat	Flat	N/A	N/A
00140	ULTA Salon 	10,019	Nov-08	May-29	\$18.25	\$182,847	Flat	Flat	Two, 5-Year	Jun-29: \$20.08 Jun-34: \$22.08
00130	Sprouts Farmers Market 	23,358	Feb-15	Feb-25	\$16.50	\$385,407	Flat	Flat	Three, 5-Year	Mar-25: \$18.00 Mar-30: \$19.50 Mar-35: \$21.00
00108	Sharkey's Cuts for Kids	1,161	Feb-20	Mar-30	\$26.00	\$30,186	Feb-25	\$28.00	Two, 5-Year	Apr-30: \$30.80 Apr-35: \$33.88
00110	Five Below 	7,830	Jun-15	May-25	\$14.50	\$113,535	Flat	Flat	Two, 5-Year	Jun-25: \$20.57 Jun-30: \$22.63
00124	Firehouse Subs	1,600	Nov-09	Oct-23	\$26.68	\$42,688	Flat	Flat	N/A	N/A
00121	Petco 	13,770	Jun-03	Jan-24	\$15.45	\$212,747	Flat	Flat	One, 5-Year	Feb-24: \$16.69
00120	Club 4 Fitness 	30,187	Dec-19	Dec-29	\$9.00	\$271,683	Jan-25	\$9.50	Two, 5-Year	Jan-30: \$10.45 Jan-35: \$11.50


# RENT ROLL | BROOK HIGHLAND PLAZA

Suite	Tenant	SF	Start Date	End Date	Per SF	Annual	Date	Per SF	Option	Option Rents
00008	Michaels 	24,052	Jul-99	Feb-24	\$7.25	\$174,377	Flat	Flat	Two, 5-Year	Mar-24: \$8.25 Mar-29: \$10.75
00007	OfficeMax 	23,532	Dec-96	Dec-22	\$9.99	\$235,000	Flat	Flat	N/A	N/A
00111	The Nail Bar	5,360	Dec-20	Dec-25	\$13.65	\$73,151	Jan-23 Jan-24	\$14.06 3.0% Ann. Inc.	One, 5-Year	Jan-26: \$15.66 Jan-27: 3.0% Ann. Inc.
00115	Alabama ABC	5,938	Feb-20	Feb-30	\$21.00	\$124,700	Mar-25	\$23.10	N/A	N/A
00006	Burlington 	31,788	Jan-22	Feb-32	\$9.00	\$286,092	Mar-27	\$9.50	Four, 5-Year	Mar-32: \$10.00 Mar-37: \$10.50 Mar-42: \$11.00 Mar-47: \$11.50
S	Static Space (Behind Burlington)	212	Jan-22	Feb-52	\$0.00	\$0.00	Flat	Flat	N/A	N/A
00062	Party City 	14,167	Aug-14	Aug-24	\$14.00	\$198,338	Flat	Flat	Four, 5-Year	Sep-24: \$15.00 Sep-29: \$15.50 Sep-34: \$16.00 Sep-39: \$16.50
00063	Las Trojas Mexican Cantina	8,000	Jul-16	Jul-26	\$17.64	\$141,132	Aug-22 Aug-23	\$18.35 4.0% Ann. Inc.	N/A	N/A
00068	Ashley Homestore 	20,400	Jul-22	Aug-29	\$10.50	\$214,200	Flat	Flat	One, 5-Year	Sep-29: \$11.24
00070	America's Best Contacts & Vision	4,000	Apr-22	May-32	\$20.00	\$80,000	Jun-27	\$21.10	Two, 5-Year	Jun-32: \$23.21 Jun-37: \$25.53
00072	Rack Room Shoes	5,000	Apr-95	Jan-23	\$13.93	\$69,645	Flat	Flat	N/A	N/A
00003	Goodwill 	30,351	Jan-22	Jan-37	\$7.10	\$215,492	Feb-27 Feb-32	\$7.60 \$8.10	N/A	N/A
00074	To Be Leased	6,650	Jun-23	May-28	\$0.00	\$0.00	Jun-23 Jun-24	\$20.60 3.0% Ann. Inc.	N/A	N/A

# RENT ROLL | BROOK HIGHLAND PLAZA

Suite	Tenant	SF	Start Date	End Date	Per SF	Annual	Date	Per SF	Option	Option Rents
00076	The Mercantile	10,000	Jan-18	Jan-24	\$11.58	\$115,800	Feb-23	\$12.46	N/A	N/A
00078	GNC	1,400	Dec-94	Dec-24	\$22.00	\$30,800	Flat	Flat	N/A	N/A
										
0080	PerfArch	1,400	Oct-16	Oct-26	\$18.85	\$26,390	Nov-22 Nov-23	\$19.42 3.0% Ann. Inc.	N/A	N/A
00082	Space Cadets	2,100	Jan-20	Dec-24	\$13.00	\$27,300	Jan-24	\$15.00	N/A	N/A
00084	Capelli Salon	1,400	Oct-15	Mar-26	\$18.54	\$29,956	Apr-23 Apr-24	\$19.10 3.0% Ann. Inc.	One, 5-Year	Apr-26: \$20.87 Apr-27: 3.0% Ann. Inc.
00086	Sally Beauty	1,400	Jun-94	May-25	\$21.00	\$29,400	Jun-23 Jun-24	\$21.63 \$22.28	N/A	N/A
00088	Exclusives Barber Shop	1,400	Apr-15	Mar-25	\$17.22	\$24,108	Apr-23 Apr-24	\$17.74 \$18.27	N/A	N/A
00090	Dollar Tree	12,000	Feb-01	Jan-26	\$11.00	\$132,000	Flat	Flat	N/A	N/A
										
00091	To Be Leased	3,000	Jan-24	Dec-28	\$0.00	\$0.00	Jan-24 Jan-25	\$20.60 3.0% Ann. Inc.	N/A	N/A
00092	To Be Leased	2,000	Jun-24	May-29	\$0.00	\$0.00	Jun-24 Jun-25	\$21.22 3.0% Ann. Inc.	N/A	N/A
000A1	Beef O' Brady's	5,980	Mar-16	Mar-26	\$17.21	\$102,906	Apr-23 Apr-24	\$17.90 4.0% Ann. Inc.	Two, 5-Year	Apr-26: \$20.13 Apr-27: 4.0% Ann. Inc. Apr-31: \$24.49 Apr-32: 4.0% Ann. Inc.
GL-04	Lowe's Home Improvements (Ground Lease)	126,917	Aug-02	Feb-23	\$5.71	\$725,000	Flat	Flat	Six, 5-Year	Feb-23: \$6.28 Feb-28: \$6.28 Feb-33: \$6.91 Feb-38: \$6.91 Feb-43: \$7.60 Feb-48: \$7.60
										

# RENT ROLL | BROOK HIGHLAND PLAZA

Suite	Tenant	SF	Start Date	End Date	Per SF	Annual	Date	Per SF	Option	Option Rents
P1-1	Sleep Outfitters	3,246	Feb-20	Feb-25	\$25.00	\$81,150	Flat	Flat	Three, 5-Year	Mar-25: \$27.50 Mar-30: \$30.25 Mar-35: \$33.28
P1-2	Domino's Pizza  Domino's	1,602	Jul-16	Jul-26	\$25.91	\$41,502	Aug-22 Aug-23	\$26.68 3.0% Ann. Inc.	N/A	N/A
P1-3	Results Physiotherapy	3,246	Nov-15	Oct-25	\$26.27	\$85,270	Nov-22 Nov-23	\$27.06 3.0% Ann. Inc.	One, 5-Year	Nov-25: \$29.57 Nov-26: 3.0% Ann. Inc.
PK1	Atlantic Window Repair	-	Dec-05	MTM	-	\$6,000	Flat	Flat	N/A	N/A

<b>Occupied</b>	<b>537,064</b>	<b>98%</b>
<b>Vacant</b>	<b>11,650</b>	<b>2%</b>
<b>Total SF</b>	<b>549,466</b>	<b>100%</b>

# DISCLAIMER

## FIRST NATIONAL REALTY PARTNERS

This document is intended for limited circulation. All of the information set forth herein is intended only for intended recipients and constitutes FNRP's "Proprietary Information" (as defined in and subject to that certain Non-Disclosure Agreement between FNRP and the recipient hereof, which is hereby incorporated herein by reference). The recipient expressly acknowledges and agrees that they will hold this information, this document, and all related documents and disclosures in the strictest confidence.

This document is not intended to be, nor should it be construed or used as, an offer to sell, or a solicitation of an offer to buy any securities, which offer may be made only at the time a qualified offeree receives a current Confidential Offering Memorandum (the "Memorandum") relating to a proposed investment opportunity. In the event of any conflict between the information contained herein and the information contained in the Memorandum, the information contained in the Memorandum shall govern, control and supersede the information contained herein. The information contained herein is not intended to provide, and should not be relied upon for, accounting, legal or tax advice or investment recommendations. Prior to investing, investors should carefully review and rely solely on the Memorandum (including the risk factors described therein) and all related investment documents, ask such additional questions of FNRP as they deem appropriate, and discuss any prospective investment with their legal and tax advisers in order to make an independent determination of the risks, suitability and potential consequences of an investment.

All investors and potential investors should be aware that an investment of this nature is a speculative investment. The possibility for significant or total loss of capital exists. FNRP employs leverage in the purchase and redevelopment of properties, which can substantially increase the risk of losses. Investors should also be aware that the Memorandum and related materials will include provisions limiting investor liquidity and the ability to exit the investment.

This document is for informational and illustration purposes only. The information and data contained herein are as of the date indicated, are summary in nature, are not complete, are subject to change, do not contain important disclosures and risk factors associated with such investment, and are qualified in their entirety by the information included in the applicable Memorandum.

FNRP does not undertake any obligation to update or revise any information or data contained herein or correct inaccuracies, whether as a result of new information, future events or otherwise. Certain information contained herein includes observations and assumptions and involves significant elements of subjective judgment and analysis. No representations are made as to the accuracy of such observations and assumptions and there can be no assurances that actual events will not differ materially from those assumed. Results are likely to vary substantially from those discussed herein. Opinions expressed herein are current opinions as of the date appearing in this document only. Further, these materials may contain "forward-looking statements" and actual results may differ materially from any expectations, projections or predictions made or implicated in such forward-looking statements. Prospective investors are therefore cautioned not to place undue reliance on such forward-looking statements.

No representation or warranty is made concerning the completeness or accuracy of this information or data. These materials do not purport to be all-inclusive and may not be relied upon for making any investment decision. Certain information and data provided herein is based on third-party sources, which information and data, although believed to be accurate, has not been independently verified.



[www.fnrpusa.com](http://www.fnrpusa.com)