

# RENT ROLL | FREEWAY CROSSING



**1031 EXCHANGE  
ELIGIBLE**

Please consult with your tax professional concerning 1031 exchange eligibility.

#	Tenant Name	Suite	GLA	% GLA	Lease		Current Rent				Recoveries	Option		
					Start	End	Annual	Monthly	PSF	Rent Increase	NNN or Gross	Term Detail	Rent	End Date
1	Lowes Foods	300	39,708	45%	Sep-96	Dec-29	\$268,029	\$22,336	\$6.75	\$1/SF Inc. 2028	NNN	One-5y	1st: \$8.75/SF	Dec-34
2	Workout Anytime	501-506	10,000	11%	Oct-23	Jun-34	\$90,000	\$7,500	\$9.00	\$1/SF Inc. 2028	NNN	Two-5y	1st: \$11.00/SF 2nd: \$12.00/SF	Jun-44
3	Dollar Tree	200	9,600	11%	Apr-06	Apr-28	\$84,768	\$7,064	\$8.83		NNN	One-5y	1st: \$9.40/SF	Apr-33
4	Hibbett Sporting Goods	403A	5,000	6%	Dec-14	Dec-29	\$45,000	\$3,750	\$9.00		NNN	One-5y	1st: \$10.00/SF	Dec-34
5	CATO	402	4,000	5%	Jul-01	Jan-26	\$44,000	\$3,667	\$11.00		NNN	One-2y	1st: \$11.00/SF	Jan-28
6	Rent-A-Center	401	4,000	5%	Aug-96	Nov-28	\$47,200	\$3,933	\$11.80	5% Inc. 2026	NNN	Two-5y	1st: \$13.01/SF 2nd: \$13.66/SF	Nov-38
7	Papa Johns	406	1,750	2%	Apr-03	Apr-28	\$27,939	\$2,328	\$15.97	3% Inc/Yr	NNN			
8	Complete Cleaners	100	1,500	2%	Sep-06	Dec-24	\$22,125	\$1,844	\$14.75		NNN			
9	Lunar Vapes	404	1,500	2%	Dec-14	Nov-25	\$20,688	\$1,724	\$13.79	3% Inc/Yr	NNN	One-3y	1st: \$14.21/SF	Nov-28
10	Jackson Hewitt	102	1,250	1%	Jul-01	Apr-26	\$22,750	\$1,896	\$18.20		NNN			
11	LA Nails	405	1,250	1%	Aug-07	Jul-26	\$27,321	\$2,277	\$21.86	3% Inc/Yr	NNN			

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12	The Cutting Edge	101	1,250	1%	Jan-17	Jun-25	\$21,500	\$1,792	\$17.20		NNN	One-3y	1st: \$15.00/SF	Jun-28
13	GJ Tobacco	400A	702	1%	Jan-06	Jan-29	\$16,195	\$1,350	\$23.07	3% Inc/Yr	NNN	One-3y	1st: \$25.32/SF	Jan-32
14	Jazzee Java	OP1	192	0%	Nov-08	MTM	\$10,800	\$900	\$56.25		NNN			
15	Coach's Neighborhood Grill (CAM Only)	OP 3	-	0%	Dec-24	Nov-34					NNN			
16	Petsense (CAM Only)	OP 2	-	0%	Dec-24	Nov-34					NNN			
17	Wendy's (CAM Only)	OP 1	-	0%	Dec-24	Nov-34					NNN			
18	Available	103	3,500	4%										
19	Available	400B	945	1%										
20	Available	403B	2,500	3%										
<b>17</b>	<b>Total Property:</b>		<b>88,647</b>	<b>100%</b>			<b>\$748,314</b>	<b>\$62,360</b>						
<b>14</b>	<b>Total Leased:</b>		<b>81,702</b>	<b>92%</b>			<b>\$748,314</b>	<b>\$62,360</b>	<b>\$8.44</b>					
<b>3</b>	<b>Total Vacant:</b>		<b>6,945</b>	<b>8%</b>										

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