

# RENT ROLL | HORIZON VILLAGE



**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  | Food City              | A109  | 62,868 | 55.5% | Feb-90 | Jan-36 | \$320,000    | \$26,667 | \$5.09  | 8% Inc in '26              | NNN          | One-10y     | 1st: \$6.50/SF                     | Jan-46   |
| 2  | Ace Hardware           | A108  | 13,700 | 12.1% | Feb-23 | Jan-33 | \$130,150    | \$10,846 | \$9.50  | \$0.50/SF Inc in '26 & '29 | NNN          | One-10y     | 1st: \$11.00/SF                    | Jan-43   |
| 3  | Oak Street Health      | A101  | 7,310  | 6.5%  | Jul-22 | Jul-32 | \$65,790     | \$5,483  | \$9.00  | 10% Inc in '27             | NNN          | Two-5y      | 1st: \$10.89/SF<br>2nd: \$11.98/SF | Jul-42   |
| 4  | CheckSmart             | C201  | 4,000  | 3.5%  | Feb-01 | Aug-28 | \$148,000    | \$12,333 | \$37.00 |                            | NNN          |             |                                    |          |
| 5  | TNT Pawn & Jewelry     | B117B | 3,662  | 3.2%  | Feb-23 | Feb-27 | \$54,021     | \$4,502  | \$14.75 |                            | NNN          | Two-5y      | 1st: \$18.00/SF<br>2nd: \$18.00/SF | Feb-37   |
| 6  | Burger King (GL)       | Pad   | 3,344  | 3.0%  | Mar-18 | Feb-38 | \$81,200     | \$6,767  | \$24.28 | 11% Inc in '28 & '29       | NNN          | Four-5y     | Market                             | Feb-58   |
| 7  | Laundromat             | B111  | 3,154  | 2.8%  | Jun-19 | May-26 | \$58,176     | \$4,848  | \$18.45 | 3% Inc/yr                  | NNN          |             |                                    |          |
| 8  | US Army                | A107A | 2,422  | 2.1%  | Feb-20 | Feb-25 | \$66,678     | \$5,556  | \$27.53 |                            | Gross        |             |                                    |          |
| 9  | Buffalo Wild Wings     | B117  | 1,763  | 1.6%  | Sep-23 | Sep-33 | \$41,430     | \$3,453  | \$23.50 |                            | NNN          | Two-5y      | 1st: \$30.24/SF<br>2nd: \$33.87/SF | Sep-43   |
| 10 | Yin Chinese Restaurant | B110  | 1,720  | 1.5%  | Oct-23 | Sep-25 | \$39,024     | \$3,252  | \$22.69 |                            | NNN          |             |                                    |          |
| 11 | Subway                 | B115  | 1,450  | 1.3%  | Jun-21 | May-26 | \$39,473     | \$3,289  | \$27.22 |                            | NNN          |             |                                    |          |
| 12 | Boost Mobile           | A107  | 1,428  | 1.3%  | Dec-22 | Nov-25 | \$26,946     | \$2,245  | \$18.87 |                            | NNN          |             |                                    |          |

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|-----------|------------------------|-------|----------------|-------------|--------|--------|--------------------|-----------------|----------------|---------------|--------------|-------------|------|----------|
|           |                        |       |                |             | Start  | End    | Annual             | Monthly         | PSF            |               | NNN or Gross | Term Detail | Rent | End Date |
| 13        | My Latino Beauty Salon | A105  | 1,135          | 1.0%        | Apr-23 | Apr-28 | \$17,025           | \$1,419         | \$15.00        | 3% Inc/yr     | NNN          | One-5y      | FMV  | Apr-33   |
| 14        | JB Nail & Spa          | B116  | 978            | 0.9%        | Jul-22 | Jun-27 | \$22,334           | \$1,861         | \$22.84        |               | NNN          |             |      |          |
| 15        | Mitra Tax              | A106  | 957            | 0.8%        | Mar-07 | Mar-27 | \$27,211           | \$2,268         | \$28.43        | 3% Inc/yr     | NNN          |             |      |          |
| 16        | Vacant                 | B114  | 1,763          | 1.6%        |        |        |                    |                 |                |               |              |             |      |          |
| 17        | Vacant                 | B113  | 1,598          | 1.4%        |        |        |                    |                 |                |               |              |             |      |          |
| 18        | Ice&Water Vendors      | P-Lot | 0              | 0.0%        |        |        | \$16,800           | \$1,400         |                |               |              |             |      |          |
| 19        | Recycle Bin            |       | 0              | 0.0%        |        |        | \$2,400            | \$200           |                |               |              |             |      |          |
| <b>19</b> | <b>Total Property</b>  |       | <b>113,252</b> | <b>100%</b> |        |        | <b>\$1,156,657</b> | <b>\$96,388</b> |                |               |              |             |      |          |
| <b>17</b> | <b>Total Leased:</b>   |       | <b>109,891</b> | <b>97%</b>  |        |        | <b>\$1,156,657</b> | <b>\$96,388</b> | <b>\$10.53</b> |               |              |             |      |          |
| <b>2</b>  | <b>Total Vacant:</b>   |       | <b>3,361</b>   | <b>3%</b>   |        |        |                    |                 |                |               |              |             |      |          |

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