






RENT ROLL | INVERNESS CORNERS

Lease Term


Rental Rates

Suite	Tenant	Sq.Feet	% Of Gla	Begin	End	Begin	PSF	Annual	Expense Recovery Calculation Method
0010	Dreamland Bar-B-Q	6,191	2.56%	Oct-2016	Sep-2027	Sep-2027	\$ 28.41 \$ 29.26 \$ 30.14 \$ 31.05 \$ 31.99	\$ 175,886 \$ 181,149 \$ 186,597 \$ 192,231 \$ 198,050	Dreamland
						Option 1 Option 2	+ 3% annual increases + 3% annual increases		
Tenant pays fixed CAM plus pro rata share of Utilities, Snow Removal, Security, Insurance and Real Estate Taxes net of tenants > 20,000 SF.									
0020	Synovus Bank			Dec-1999	Oct-2030				Non-Building CAM
									
Base rent associated with this tenant is not included in the analysis as the property is being sold separately, but reimbursements for shared maintenance costs are included.									
0030	Verizon Wireless			Mar-2016	Jan-2032				Verizon
									
Base rent associated with this tenant is not included in the analysis as the property is being sold separately, but reimbursements for shared maintenance costs are included.									
0040	Schlotzsky's Deli			Feb-1997	N/A	Current			None
									
Tenant has a gross lease.									
0110	Re/Max Southern Homes	4,800	1.98%	Aug-2015	Dec-2024	Current	\$ 19.50	\$ 93,600	NNN + 15%
									
0140	Vacant	1,200	0.50%						NNN + 15%
0150	Vacant	1,000	0.41%						NNN + 15%

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0160	Manpower Staffing	1,160	0.48%	Sep-2020	Mar-2026	Current	\$ 24.21	\$ 28,084	NNN + 15%
						Jan-2023	\$ 24.93	\$ 28,919	
						Jan-2024	\$ 25.68	\$ 29,789	
						Jan-2025	\$ 26.45	\$ 30,682	
0210	Orangetheory Fitness	3,004	1.24%	Aug-2015	May-2027	Current	\$ 23.00	\$ 69,092	Orange Theory
									
	Tenant pays its share of Common Area Maintenance with 15% Administrative Fee, plus Insurance and Real Estate Taxes.								
0310	Vacant	3,504	1.45%						NNN + 10%
0340	Kobe Japanese Steakhouse	5,400	2.23%	May-2017	May-2027	Current	\$ 16.89	\$ 91,206	NNN + 15%
						Jun-2023	\$ 22.45	\$ 121,230	
						Jun-2024	\$ 23.07	\$ 124,578	
						Jun-2025	\$ 23.70	\$ 127,980	
						Jun-2026	\$ 24.36	\$ 131,544	
						Option 1	\$ 25.58	\$ 138,132	
						Option 2	\$ 26.86	\$ 145,044	
0410	Mathnasium	1,200	0.50%	Oct-2013	Nov-2023	Current	\$ 19.12	\$ 22,944	Mathnasium
						Oct-2022	\$ 19.70	\$ 23,640	
0420	Chiropractic Today	1,800	0.74%	Oct-2002	Sep-2022	Current	\$ 24.20	\$ 43,560	NNN + 15%

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0430	Vacant	880	0.36%						NNN + 15%	
0440	M&M Jewelers	1,424	0.59%	Nov-2013	Dec-2022	Current	\$ 18.73	\$ 26,672	NNN + 15%	
0450	Gameday in Style	1,755	0.73%	Jul-2014	Jul-2022	Current	\$ 22.52	\$ 39,523	NNN + 15%	
0500	Winn-Dixie	54,000	22.32%	Mar-2013	Nov-2033	Current	\$ 8.80	\$ 475,200	Winn-Dixie	
						May-2023	\$ 9.75	\$ 526,500		
						Option 1	\$ 9.75	\$ 526,500		
						Option 2	\$ 9.75	\$ 526,500		
						Option 3	\$ 9.75	\$ 526,500		
						Option 4	\$ 9.75	\$ 526,500		
						Option 5	\$ 9.75	\$ 526,500		
						Option 6	\$ 9.75	\$ 526,500		
Tenant pays its share of Common Area Maintenance, Insurance and Real Estate Taxes.										
0610	Pure Barre 280	1,600	0.66%	Dec-2015	May-2023	Current	\$ 26.27	\$ 42,032	Pure Barre	
						Jan-2023	\$ 27.06	\$ 43,296		
						Option 1	+ 2% annual increases			
						Option 2	+ 2% annual increases			
Tenant pays its share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee, plus Real Estate Taxes.										

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Rental Rates

Suite	Tenant	Sq.Feet	% Of Gla	Begin	End	Begin	PSF	Annual	Expense Recovery Calculation Method
0620	The Male Room	1,600	0.66%	Sep-2008	Nov-2022	Current	\$ 25.58	\$ 40,928	NNN + 15% on CAM

0640	Style Encore	4,000	1.65%	Oct-2015	Mar-2028	Current	\$ 21.42	\$ 85,680	Style Encore
						Apr-2023	\$ 22.29	\$ 89,160	
						Apr-2024	\$ 22.74	\$ 90,960	
						Apr-2025	\$ 23.19	\$ 92,760	
						Apr-2026	\$ 23.65	\$ 94,596	
						Apr-2027	\$ 24.12	\$ 96,480	

Tenant pays its share of Common Area Maintenance with 15% Administrative Fee, plus Insurance and Real Estate Taxes.

0650	MD Wellness and Aesthetics	1,600	0.66%	Sep-2014	Oct-2027	Current	\$ 23.19	\$ 37,104	MD Wellness
						Nov-2022	\$ 23.88	\$ 38,208	
						Nov-2023	\$ 24.60	\$ 39,360	
						Nov-2024	\$ 25.34	\$ 40,544	
						Nov-2025	\$ 26.10	\$ 41,760	
						Nov-2026	\$ 26.88	\$ 43,008	
						Option	Nov-2027	+ 3% annual increases	

Tenant pays its share of Common Area Maintenance with 15% Administrative Fee, plus Insurance and Real Estate Taxes.

0710	Sola Salon Studios	5,400	2.23%	Jul-2014	Jan-2025	Current	\$ 18.00	\$ 97,200	Sola Salon
						Option 1	Feb-2025	\$ 19.25	
							Feb-2028	\$ 20.50	
						Option 2	Feb-2030	\$ 21.75	
							Feb-2033	\$ 23.00	
								\$ 124,200	

Tenant pays its share of Common Area Maintenance with 15% Administrative Fee, plus Insurance and Real Estate Taxes.

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Rental Rates

Suite	Tenant	Sq.Feet	% Of Gla	Begin	End	Begin	PSF	Annual	Expense Recovery Calculation Method
0740	Susan's Hallmark Shop	4,000	1.65%	Jul-2019	Feb-2025	Current Option 1 Option 2	\$ 14.20 \$ 15.60 \$ 17.20	\$ 56,800 \$ 62,400 \$ 68,800	NNN + 15% excl Mgmt Fee
0810	On Tap Sports Cafe	4,850	2.00%	May-2001	Mar-2026	Current Feb-2022 Feb-2023 Feb-2024 Feb-2025 Option Apr-2026 Apr-2027	\$ 19.87 \$ 20.27 \$ 20.68 \$ 21.09 \$ 21.51 Market ≥ \$21.94 PSF + 3% annual increases	\$ 96,370 \$ 98,310 \$ 100,298 \$ 102,287 \$ 104,324	NNN + 15%
0830	Wingstop	3,200	1.32%	Jan-2020	Jun-2025	Current Option 1 Option 2 Option 3	\$ 19.00 \$ 22.00 \$ 24.20 \$ 26.62	\$ 60,800 \$ 70,400 \$ 77,440 \$ 85,184	NNN + 10%
0850	H&R Block	1,600	0.66%	Feb-2002	Apr-2027	Current May-2023 May-2024 May-2025 May-2026	Current May-2023 May-2024 May-2025 May-2026	\$ 37,280 \$ 38,400 \$ 39,552 \$ 40,736 \$ 41,952	NNN/GLA + 15%
0910	Vacant	1,459	0.60%						NNN + 15%

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Rental Rates

Suite	Tenant	Sq.Feet	% Of Gla	Begin	End	Begin	PSF	Annual	Expense Recovery Calculation Method
0920	The Mellow Mushroom	5,287	2.19%	Aug-2003	Dec-2024	Current	\$ 16.65	\$ 88,029	NNN + 15% on CAM
						Nov-2022	\$ 16.98	\$ 89,789	
						Nov-2023	\$ 17.32	\$ 91,585	
						Option 1	+ 2% annual increases		
						Option 2	+ 2% annual increases		
						Option 3	+ 2% annual increases		
0940	Vacant	1,349	0.56%						NNN + 15%
0950	Vacant	4,635	1.92%						NNN + 10%
1030	Nail Star	1,860	0.77%	Aug-2004	Feb-2029	Current	\$ 23.89	\$ 44,435	NNN + 15%
						Jan-23	\$ 24.61	\$ 45,775	
						Jan-24	\$ 25.00	\$ 46,500	
						Jan-26	\$ 25.75	\$ 47,895	
						Jan-27	\$ 26.52	\$ 49,327	
						Jan-28	\$ 27.32	\$ 50,815	
1040	Manning Sewing	2,850	1.18%	Sep-2011	Jan-2027	Current	\$ 19.67	\$ 56,060	NNN + 10% on CAM
1100	Kohl's	92,641	38.29%	Sep-1990	Sep-2023	Current	\$ 4.87	\$ 451,420	Kohl's
						Option 1	\$ 5.85	\$ 541,705	
						Option 2	\$ 5.85	\$ 541,705	
						Option 3	\$ 5.85	\$ 541,705	
						Option 4	\$ 5.85	\$ 541,705	
						Option 5	\$ 5.85	\$ 541,705	
						Option 6	\$ 5.85	\$ 541,705	
						Option 7	\$ 5.85	\$ 541,705	
						Option 8	\$ 5.85	\$ 541,705	
						Option 9	\$ 5.85	\$ 541,705	
						Option 10	\$ 5.85	\$ 541,705	

Tenant pays Real Estate Taxes on its parcel only.



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BIRMINGHAM, AL | INVERNESS CORNERS

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Lease Term

Rental Rates

Suite	Tenant	Sq.Feet	% Of Gla	Begin	End	Begin	PSF	Annual	Expense Recovery Calculation Method
1210	Milo's Hamburgers	3,526	1.46%	Oct-2010	Sep-2030	Current Oct-2025	\$ 29.37 \$ 35.28	\$ 103,559 \$ 124,397	NNN + 15% on CAM
1230	Enterprise Rent-A-Car	1,200	0.50%	Jan-2002	Jun-2026	Current	\$ 25.68	\$ 30,816	NNN + 15%
									
1240	University of Alabama Health Services	6,350	2.62%	May-1998	Apr-2024	Current May-2023	\$ 27.32 \$ 28.14	\$ 173,482 \$ 178,689	NNN/GLA + 15%
1340	Vacant	3,200	1.32%						NNN + 10%
1350	Tropical Smoothie Cafe	2,400	0.99%	Jan-2011	Jan-2031	Current	\$ 25.24	\$ 60,576	Tropical Smoothie
						Feb-2023	\$ 25.99	\$ 62,376	
						Feb-2024	\$ 26.77	\$ 64,248	
						Feb-2025	\$ 27.57	\$ 66,168	
						Feb-2026	\$ 28.40	\$ 68,160	
						Feb-2027	\$ 29.25	\$ 70,200	
						Feb-2028	\$ 30.13	\$ 72,312	
						Feb-2029	\$ 31.04	\$ 74,496	
						Feb-2030	\$ 31.97	\$ 76,728	

Tenant pays its share of Common Area Maintenance and Management Fee with 15% Administrative Fee, plus Insurance and Real Estate Taxes.

Occupied 224,698 93%

Vacant 17,227 7%

Total SF 241,925 100%

DISCLAIMER

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