

# RENT ROLL | RICHLAND MARKETPLACE

Suite	Tenant	Lease Start Date	Lease End Date	Area	% of RBA	Term (Yrs)	Tenure	Rental Income	Rent PSF	Rent at Exp.	Option Rent	Potential Gross Revenue	Percent of Gross Income	Assumption	Notes
16	A&T Nails	11-01-2008	10-31-2023	1,400	0.90%	1.3	13.7	39,844	\$28.46	\$28.46	-	47,127	1%	Renew	No options remaining; assumes tenant renews at a 10% increase upon expiration.
6	AAA	02-01-2015	4-30-2025	3,600	2.20%	2.8	7.4	82,800	\$23.00	\$23.00	-	1,00,745	3%	Renew	Tenant renews at flat rent upon expiration.
38	Aldi	06-01-2009	5-31-2024	16,822	10.40%	1.9	13.1	1,59,473	\$9.48	\$9.48	\$10.43	2,12,906	7%	Contract Option	Five (5), 5-year options remaining.
21	ATI Physical Therapy	02-01-2013	5-31-2023	3,432	2.10%	0.9	9.4	87,553	\$25.30	\$25.30	\$27.83	1,04,459	3%	Contract Option	Two (2), 5-year options remaining.
11-12	Skechers	07-01-2022	6-30-2032	11,589	7.10%	10	0	1,85,424	\$16.00	\$17.60	-	2,47,257	8%	In-Place	Assumes tenant is in-place at analysis start date; 10-year deal with 1.5% annual escalations; two (2), 5-year options remaining.
10	Best Buy	09-01-2008	3-31-2027	30,720	18.90%	4.8	13.8	4,76,160	\$15.50	\$15.50	\$16.75	6,18,237	20%	Contract Option	Three (3), 5-year options remaining.
46	BJ's Wholesale	12-01-2009	11-30-2029	0	0.00%	7.4	12.6	0	N/A	N/A	N/A	93,374	3%	NAP	Tenant is not a part of Property and contributes to CAM.
7	Frank's Pizza	09-01-2009	8-31-2024	2,732	1.70%	2.2	12.8	60,236	\$21.69	\$22.57	\$23.02	74,724	2%	Contract Option	One (1), 5-year option remaining.
17	Great Clips	11-01-2008	1-31-2024	1,200	0.70%	1.6	13.7	42,108	\$35.09	\$35.09	\$38.59	48,448	2%	Contract Option	One (1), 5-year option remaining.
14	Hallmark	10-01-2008	6-30-2032	6,000	3.70%	10	13.8	1,32,000	\$22.00	\$25.15	\$25.53	1,58,862	5%	Contract Option	Two (2), 5-year options remaining.
8	I Love Kickboxing	09-08-2019	9-30-2029	3,433	2.10%	7.3	2.8	55,357	\$15.00	\$18.22	\$18.58	73,563	2%	Contract Option	Two (2), 5-year options remaining.
20	LabCorp	02-01-2017	4-30-2022	1,800	1.10%	-0.2	5.4	38,610	\$20.82	\$20.82	\$21.45	45,822	1%	Contract Option	One (1), 5-year option remaining; Assumes tenant exercises 5-year option effective 5/1/2022.

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1	PetSmart	06-01-2008	6-30-2028	20,245	12.5%	6.0	14.1	364,410	\$18.00	\$19.00	\$20.00	452,502	14%	Contract Option	Three (3), 5-year options remaining.
3	Planet Fitness	07-08-2019	9-30-2024	15,500	9.60%	7.7	3.0	1,63,060	\$10.52	\$11.05	\$11.60	232,207	7%	Renew	Three (3), 5-year options remaining.
19	Sally Beauty Supply	10-01-2008	10-31-2025	1,320	0.80%	2.3	13.8	34,271	\$26.09	\$26.61	-	41,271	1%	Roll to Market	No options remaining; assumes tenant renews at a 10% increase upon expiration.
13	Staples	06-01-2010	10-31-2025	17,304	10.70%	3.3	12.1	1,73,040	\$10.00	\$10.00	-	248,372	8%	NAP	Assumes tenant rolls to market upon expiration.
47	Target	01-01-2016	2-28-2026	1	0.00%	23.6	6.5	0	-	-	-	13,508	0%	Contract Option	Tenant is not a part of Property and contributes to CAM.
2	Ulta	04-06-2010	11-30-2027	10,100	6.20%	3.7	12.2	1,81,800	\$18.00	\$18.00	\$19.80	225,614	7%	Contract Option	One (1), 5-year option remaining.
22	Visionworks	09-01-2012	12-31-2028	3,520	2.20%	5.4	9.8	94,251	\$25.30	\$27.83	\$30.61	109,965	3%	Lease up at MLA	One (1), 5-year option remaining.
9	Available	01-01-2024	6-30-2033	3,396	2.10%	-	-	0	-	-	-	0	0%	Lease up at MLA	Assume tenant leases up at MLA in Month 19 of analysis.
15	Available	07-01-2023	6-30-2028	6,014	3.70%	-	-	0	-	-	-	0	0%	Lease up at MLA	Assume tenant leases up at MLA in Month 13 of analysis.
18	Available	07-01-2023	6-30-2032	2,000	1.20%	-	-	0	-	-	-	0	0%	0%	Assume tenant leases up at MLA in Month 13 of analysis.
<b>TOTAL</b>				<b>162,128</b>	<b>100%</b>	<b>5.0</b>	<b>10.6</b>	<b>2,370,397</b>				<b>3,148,963</b>	<b>100%</b>		

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Assumption	Term	Renewal Probability	Months Vacant	Market Rent	Free Rent	Escalations	Recoveries	TI's	LC's
<b>Primary Anchor</b>	<b>10/0</b>	70.00%	14	\$9.00	0/0	10% Yr. 6	NNN	\$65 / 0	6% / 3%
<b>Junior Anchor</b>	<b>10/0</b>	70.00%	12	\$12.00	0/0	10% Yr. 6	NNN	\$65 / 0	6% / 3%
<b>Inline 5,000 - 10,000</b>	<b>10/0</b>	70.00%	12	\$15.00	0/0	10% Yr. 6	NNN + 10%	\$30 / 0	6% / 3%
<b>Inline 2,500 - 5,000</b>	<b>5/0</b>	70.00%	12	\$17.00	0/0	2.5% Annual Inc.	NNN + 10%	\$30 / 0	6% / 3%
<b>Inline 10,000 - 12,500</b>	<b>10/0</b>	70.00%	12	\$13.00	0/0	10% Yr. 6	NNN + 10%	\$30 / 0	6% / 3%
<b>Inline &lt; 2,500</b>	<b>5/0</b>	70.00%	12	\$20.00	0/0	2.5% Annual Inc.	NNN + 10%	\$30 / 0	6% / 3%
<b>Bank</b>	<b>10/0</b>	70.00%	12	\$150,000 / Yr	0/0	10% Yr. 6	NNN + 10%	\$30 / 0	6% / 3%

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