
















RENT ROLL | SOUTHGATE CENTER

Suite	Tenant	SF	Begin	End	% of GLA	Contract Rental Rate		Rent \$ PSF		Rent Increases		Options	Market Rent	Market Leasing Assumptions
						Year	Month	Year	Month	Date	\$ PSF/Mo			
2	Spectrum 	4,000	Oct-20	Mar-26	1.9%	\$70,380	\$5,865	\$17.60	\$1.47	2% annual		(1) \$19.43 PSF with 2% annual increases.	\$18.00	Option
6	Bin Mania	11,500	Jan-22	Apr-28	5.5%	\$78,010	\$6,501	\$6.78	\$0.57	May-23	\$6.92	(1) \$9.01 PSF with 2% annual increases.	\$10.00	Option
10	Licking County Humane Society 	14,500	Feb-21	Aug-26	6.9%	\$116,000	\$9,667	\$8.00	\$0.67	2% annual			\$10.00	RTM
20	Autozone 	7,700	Aug-11	Jul-26	3.7%	\$76,076	\$6,340	\$9.88	\$0.82			(1) \$10.87 PSF.	\$12.00	Option
40	OneMain Financial 	2,000	Dec-20	Nov-23	1.0%	\$30,340	\$2,528	\$15.17	\$1.26				\$20.00	RTM
50	Regis	1,500	Sep-12	Aug-22	0.7%	\$27,180	\$2,265	\$18.12	\$1.51				\$20.00	Renew flat for 1 Yr then RTM
60	VACANT	1,500	-	-	0.7%		\$0	\$0.00	\$0.00				\$20.00	Lease-up Month 13
70	Dollar Tree 	8,850	Jun-12	May-27	4.2%	\$92,925	\$7,744	\$10.50	\$0.88	Jun-22	\$11.00		\$12.00	Renew at \$12 PSF for 5 Yrs
80	Palm Beach Tan	3,900	Nov-12	Feb-23	1.9%	\$59,280	\$4,940	\$15.20	\$1.27				\$16.00	Renew flat thru Yr 1 then RTM
90	Comfort Dental	6,750	Aug-12	Dec-22	3.2%	\$46,508	\$3,876	\$6.89	\$0.57			4x5 year: (1) \$7.58 PSF. (2) \$8.33 PSF. (3) \$9.16 PSF. (4) \$10.08 PSF.	\$12.00	Option
100	Vapor Station	3,750	Mar-14	Jun-22	1.8%	\$30,525	\$2,544	\$8.14	\$0.68				\$16.00	Renew flat thru Yr 1 then RTM
110	Jersey Mike's 	1,800	Sep-20	Aug-25	0.9%	\$43,182	\$3,599	\$23.99	\$2.00	Sep-22	\$24.71		\$22.00	RTM

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130	Family Urgent Care	2,400	Oct-14	May-25	1.1%	\$33,960	\$2,830	\$14.15	\$1.18	Jun-22	\$15.75	2x5 years: (1) \$17.25 PSF. (2) \$18.00 PSF.	\$18.00	Option
135	US Armed Forces	4,200	Mar-20	Feb-25	2.0%	\$57,498	\$4,792	\$13.69	\$1.14				\$16.00	RTM
140	Buffalo Wild Wings	9,000	Aug-11	JUL-26	4.3%	\$126,000	\$10,500	\$14.00	\$1.17	Aug-22	\$14.42		\$14.00	Renew for 5 Yrs at \$15 PSF
														
150	Rent-A-Center	3,600	Apr-13	Mar-26	1.7%	\$47,017	\$3,918	\$13.06	\$1.09	3% annual			\$16.00	RTM
														
160	H&R Block	1,890	May-12	Apr-25	0.9%	\$37,063	\$3,089	\$19.61	\$1.63				\$20.00	RTM
														
190	Petco	11,816	May-12	Jan-27	5.6%	\$150,654	\$12,555	\$12.75	\$1.06			2x5 years: (1) \$13.75 PSF. (2) \$14.75 PSF.	\$13.00	Option
														
200	T-Mobile	3,243	Jul-21	Sep-22	1.5%	\$55,650	\$4,637	\$17.16	\$1.43				\$18.00	Renew f lat thru Yr 1 then RTM
														
210	Gold Clipper Nails	625	Dec-09	Jan-26	0.3%	\$15,012	\$1,251	\$24.02	\$2.00	4.5% annual			\$26.00	RTM
220	Randstad Staffing	1,600	May-14	Jul-27	0.8%	\$34,272	\$2,856	\$21.42	\$1.79	3% annual			\$22.00	RTM
240	Hot Shot Gaming	2,020	Jan-21	Aug-23	1.0%	\$15,312	\$1,276	\$7.58	\$0.63				\$8.00	RTM
245	Elite R/C Hobbies	380	Apr-21	Apr-23	0.2%	\$5,100	\$425	\$13.42	\$1.12				\$14.00	Renew f lat thru Yr 1 then RTM
250	The Local Pub & Grille	3,061	Aug-21	Mar-27	1.5%	\$31,069	\$2,589	\$10.15	\$0.85	2.5% annual		1x5 years: (1) \$11.47 PSF.	\$10.00	Option

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270	Lily Spa	800	Oct-20	Aug-25	0.4%	\$11,220	\$935	\$14.03	\$1.17	2% annual			\$14.00	RTM
280	Supzilla	900	Dec-08	Jan-23	0.4%	\$15,588	\$1,299	\$17.32	\$1.44				\$18.00	Renew flat thru Yr 1 then RTM
290	Level Up Mobile & Gaming	625	Mar-22	May-25	0.3%	\$17,513	\$1,459	\$28.02	\$2.34	Jun-24	\$29.39		\$28.00	RTM
320	Dunham's Sports	14,220	Feb-15	Jan-25	6.8%	\$106,650	\$8,888	\$7.50	\$0.63				\$12.00	Renew for 5 Yrs at \$8 PSF Yrs 1-3 & \$9 PSF Yrs 4-5
														
330	VACANT	3,780	-	-	1.8%		\$0	\$0.00	\$0.00				\$16.00	Lease-up Month 13
350	Giant Eagle	69,000	Jan-12	Oct-27	33.0%	\$456,443	\$38,037	\$6.62	\$0.55			4x5 years: (1) \$6.95 PSF. (2) \$7.29 PSF. (3) \$7.66 PSF. (4) \$8.04 PSF.	\$8.00	Option
														
OUT1	IHOP	4,752	Aug-13	Jan-24	2.3%	\$72,267	\$6,022	\$15.21	\$1.27	15% annual		3x5 years: (1) \$15.67 PSF. (2) \$16.88 PSF. (3) \$18.18 PSF.	\$24.00	Option
														
OUT2	Fazoli's	3,618	Aug-13	Aug-23	1.7%	\$58,564	\$4,880	\$16.19	\$1.35				\$26.00	Renew at \$18 PSF for 5 years
														
Occupied Totals - In Place		204,000			97.5%	\$2,017,257	\$168,105	\$9.89	\$0.82					
Vacant Totals		5,280			2.5%	\$0	\$0	\$0.00	\$0.00					
Total		209,280			100.0%	\$2,017,257	\$168,105	\$9.64	\$0.80					

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