





RENT ROLL | THE SHOPPES AT GRAYHAWK

| Tenant | Unit | Lease Dates | | SF | % of GLA | Contract Rental Rate | | Rent \$ PSF | | Rent Increases | | Recovery Structure | Options | Market Rent | Market Leasing Assumptions |
|--|------|-------------|---------|-------|----------|----------------------|---------|-------------|--------|----------------|-----------|--------------------|---|-------------|----------------------------------|
| | | Start | Expires | | | Year | Month | Year | Month | Date | \$PSF/Yr. | | | | |
| Hand & Stone | 2 | Jan-11 | Apr-32 | 3,100 | 1.4% | \$80,600 | \$6,717 | \$26.00 | \$2.17 | Nov-26 | \$28.60 | NNN | - | \$27.50 | RTM |
| Deka Lash | 3 | Mar-19 | Mar-24 | 1,405 | 0.6% | \$31,781 | \$2,648 | \$22.62 | \$1.89 | Apr-23 | \$23.19 | NNN | 2 x 5-yr: (1) \$24.11 PSF. (2) \$26.61 PSF. | \$25.00 | Option |
| Chroma the Salon* | 4 | May-12 | Sep-22 | 1,431 | 0.6% | \$23,969 | \$1,997 | \$16.75 | \$1.40 | - | - | NNN | - | \$25.00 | Renew at \$16.75 PSF for 5 years |
| Lettuce Express | 5 | Sep-21 | Sep-28 | 1,500 | 0.7% | \$30,000 | \$2,500 | \$20.00 | \$1.67 | Annual | 2% | NNN | 2 x 5-yr: (1) \$24.78 PSF. (2) \$27.25 PSF. | \$25.00 | Option |
| Jimmy John's | 6 | Jan-08 | May-23 | 1,281 | 0.6% | \$29,328 | \$2,444 | \$22.89 | \$1.91 | Jun-22 | \$23.35 | NNN | 1 x 5-yr: (1) \$23.82 PSF +2% annual incr. | \$30.00 | Option |
|  Supercuts | 7 | Jan-03 | Jan-23 | 1,220 | 0.6% | \$28,060 | \$2,338 | \$23.00 | \$1.92 | - | - | NNN | 1 x 5-yr: (1) \$24.00 PSF. | \$25.00 | Option |
| SUPERCUTS | | | | | | | | | | | | | | | |
| Vacant | 8 | - | - | 1,525 | 0.7% | \$0 | \$0 | \$0.00 | \$0.00 | - | - | - | - | - | - |
| Maple Nails | 9 | Mar-03 | Mar-23 | 1,220 | 0.6% | \$34,160 | \$2,847 | \$28.00 | \$2.33 | - | - | NNN | 1 x 5-yr: (1) \$28.50 PSF +\$0.50 annual incr. | \$25.00 | Option |
| Vacant | 10 | - | - | 1,151 | 0.5% | \$0 | \$0 | \$0.00 | \$0.00 | - | - | - | - | - | - |
| Rosati's | 11 | Dec-17 | Sep-28 | 3,856 | 1.7% | \$77,120 | \$6,427 | \$20.00 | \$1.67 | Oct-23 | \$22.00 | NNN | 2 x 5-yr: (1) \$24.20 PSF. (2) \$26.62 PSF. | \$23.00 | Option |
| Addy's Sports Bar & Grill | 12 | Apr-18 | Oct-28 | 5,346 | 2.4% | \$117,612 | \$9,801 | \$22.00 | \$1.83 | Nov-22 | \$24.50 | NNN | - | \$25.00 | RTM |
| Dollar Tree | 13 | Jan-16 | May-26 | 8,343 | 3.8% | \$91,773 | \$7,648 | \$11.00 | \$0.92 | - | - | Capped | 2 x 5-yr: (1) \$11.50 PSF. (2) \$12.00 PSF. | \$12.50 | Option |
|  DOLLAR TREE | | | | | | | | | | | | | | | |
| Kosama | 16 | Jul-10 | Mar-24 | 5,840 | 2.6% | \$66,985 | \$5,582 | \$11.47 | \$0.96 | - | - | NNN | 1 x 5-yr: (1) \$12.56 PSF. | \$15.00 | RTM |
| Vacant | 18 | - | - | 2,260 | 1.0% | \$0 | \$0 | \$0.00 | \$0.00 | - | - | - | - | - | - |

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|--|------|-------------|---------|---------|----------|----------------------|-----------|-------------|--------|----------------|-----------|--------------------|---|-------------|---|--|
| | | Start | Expires | | | Year | Month | Year | Month | Date | \$PSF/Yr. | | | | | |
| TCBY | 19 | Mar-03 | Dec-26 | 1,695 | 0.8% | \$35,595 | \$2,966 | \$21.00 | \$1.75 | Annual | \$0.25/SF | NNN | 1 x 5-yr: (1) \$22.44 PSF +2% annual incr. | \$25.00 | RTM | |
| Chipotle Mexican Grill  | 20 | Apr-04 | Apr-24 | 2,840 | 1.3% | \$75,601 | \$6,300 | \$26.62 | \$2.22 | - | - | NNN | 2 x 5-yr: (1) \$29.28 PSF. (2) \$32.21 PSF. | \$30.00 | Option | |
| First Watch | 21 | Jun-12 | Oct-22 | 4,260 | 1.9% | \$55,380 | \$4,615 | \$13.00 | \$1.08 | - | - | NNN | 2 x 5-yr: (1) \$14.00 PSF. (2) \$15.00 PSF. | \$20.00 | Option | |
| Chiropractor* (Dr. Lance Hauser) | 22 | Jul-09 | May-22 | 1,655 | 0.7% | \$28,962 | \$2,414 | \$17.50 | \$1.46 | - | - | NNN | - | \$25.00 | Renew at \$17.50 PSF for 5 years then RTM | |
| Mathnasium | 23 | Sep-18 | Oct-23 | 1,420 | 0.6% | \$30,132 | \$2,511 | \$21.22 | \$1.77 | Nov-22 | \$21.64 | NNN | 1 x 5-yr: (1) \$21.64 PSF. | \$25.00 | Option | |
| China Buffet | 24 | Jul-04 | Jul-23 | 5,680 | 2.6% | \$105,080 | \$8,757 | \$18.50 | \$1.54 | - | - | NNN | 1 x 5-yr: (1) \$18.75 PSF yrs 1-3; \$19.25 PSF yrs 4-5. | \$18.50 | Option | |
| Lowe's (GL)  | 25 | May-02 | Apr-33 | 140,000 | 63.3% | \$484,688 | \$40,391 | \$3.46 | \$0.29 | May-26 | \$3.64 | NNN | 10 x 5-yr: (1-10) 5% increase each option period. | \$7.00 | Option | |
| Michaels  | 26 | Oct-02 | Feb-29 | 23,970 | 10.8% | \$239,700 | \$19,975 | \$10.00 | \$0.83 | Mar-24 | \$10.50 | NNN | 1 x 5-yr: (1) \$15.40 PSF. | \$12.00 | Option | |
| Occupied | | | | 216,062 | 97.8% | \$1,666,527 | \$138,877 | \$7.71 | \$0.64 | | | | | | | |
| Vacant | | | | 4,936 | 2.2% | \$0 | \$0 | \$0.00 | \$0.00 | | | | | | | |
| Total SF | | | | 220,998 | 100% | \$1,666,527 | \$138,877 | \$7.75 | \$0.63 | | | | | | | |

* Renewals are in process

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