

RENT ROLL | TOWNES CROSSING



Please consult with your tax professional concerning 1031 exchange eligibility.

#	Tenant Name	Suite	GLA	% GLA	Lease		Current Rent				Recoveries	Option			
					Start	End	Annual	% of Base Rent	Monthly	PSF	Rent Increase	NNN or Gross	Term Detail	Rent	End Date
1	Jewel Osco	012	65,000	61.5%	Nov-89	Nov-29	\$519,232	43.11%	\$43,269	\$7.99		NNN	Four-5y	\$7.99/SF for all terms	Nov-49
2	Select Physical Therapy - Lease Pending	021	5,540	5.2%	May-24	Jun-31	\$94,180	7.82%	\$7,848	\$17.00	3% Inc/yr	NNN	Two-5y	1st: \$20.60/SF 2nd: \$21.22/SF	Jun-41
3	Phenix Salon Suites	001	5,039	4.8%	Aug-16	Aug-27	\$65,507	5.44%	\$5,459	\$13.00		NNN	Three-5y	1st: \$14.00/SF 2nd: \$15.00/SF 3rd: \$10.67/SF	Aug-42
4	Family Laundry	002	3,600	3.4%	Jun-91	May-26	\$58,428	4.85%	\$4,869	\$16.23		NNN			
5	Stella's Place	020	3,000	2.8%	Dec-16	Mar-28	\$54,810	4.55%	\$4,568	\$18.27	2.5% Inc/yr	NNN			
6	Subway	019	1,849	1.7%	Sep-00	Sep-27	\$32,542	2.70%	\$2,712	\$17.60		NNN	Two-5y	1st: \$19.36/SF 2nd: \$21.30/SF	Sep-37
7	Little Caesars	010	1,836	1.7%	May-14	Aug-24	\$38,372	3.19%	\$3,198	\$20.90		NNN	One-5y	1st: \$22.99	Aug-29
8	Arandas Tacos	005	1,800	1.7%	Jul-01	Jul-31	\$42,642	3.54%	\$3,554	\$23.69	2% Inc/yr	NNN			
9	H&R Block	008	1,800	1.7%	Sep-99	Apr-28	\$38,322	3.18%	\$3,194	\$21.29	3% Inc/yr	NNN			
10	Oswego Dental	011	1,800	1.7%	Jun-06	Oct-25	\$48,240	4.01%	\$4,020	\$26.80	2.5% Inc/yr	NNN			

The information set forth in this graphic has been provided to FNRP by a third-party source, which has not yet been independently vetted and verified, and FNRP does not warrant or represent the completeness or accuracy of this information.

RENT ROLL | TOWNES CROSSING



**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	% of Base Rent	Monthly	PSF		Rent Increase	NNN or Gross	Term Detail	Rent
11	The UPS Store	009	1,800	1.7%	Oct-19	Jan-25	\$31,950	2.65%	\$2,663	\$17.75		NNN			
12	Sally Beauty Supply	003	1,600	1.5%	May-96	Jun-28	\$28,800	2.39%	\$2,400	\$18.00		NNN			
13	Nail Designs	006	1,200	1.1%	Jun-97	May-27	\$28,008	2.33%	\$2,334	\$23.34	3% Inc/yr	NNN	One-5y	1st: \$26.27/ SF	May-32
14	Currency Exchange	018	1,007	1.0%	Jun-94	Feb-26	\$26,595	2.21%	\$2,216	\$26.41		NNN			
15	Windy City Pizza	015	1,007	1.0%	Mar-94	Aug-24	\$34,510	2.87%	\$2,876	\$34.27		NNN			
16	Edward Jones	014	1,005	1.0%	Apr-18	Jun-25	\$19,618	1.63%	\$1,635	\$19.52		NNN	One-5y	1st: \$20.30/ SF	Jun-30
17	Green Smoke & Vape	027	1,004	0.9%	Aug-19	Dec-25	\$20,080	1.67%	\$1,673	\$20.00		NNN			
18	La Michoacana Ice Cream	013	1,000	0.9%	Dec-19	Mar-25	\$22,520	1.87%	\$1,877	\$22.52		NNN			
19	OEA Tenants*							0.00%				NNN			
20	VACANT	004	1,630	1.5%											
21	VACANT	007	1,200	1.1%											

*OEA Revenue: \$9,362

The information set forth in this graphic has been provided to FNRP by a third-party source, which has not yet been independently vetted and verified, and FNRP does not warrant or represent the completeness or accuracy of this information.

RENT ROLL | TOWNES CROSSING



**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	% of Base Rent	Monthly	PSF	Rent Increase	NNN or Gross	Term Detail	Rent	End Date
22	VACANT	016	1,007	1.0%											
23	VACANT	017	1,007	1.0%											
23	Total Property		105,731	100.0%			\$1,312,122		\$109,344	\$12.41					
19	Total Leased		100,887	95.42%			\$1,204,356		\$100,363	\$11.94					
4	Total Vacant		4,844	4.58%											

The information set forth in this graphic has been provided to FNRP by a third-party source, which has not yet been independently vetted and verified, and FNRP does not warrant or represent the completeness or accuracy of this information.

DISCLAIMER

FIRST NATIONAL REALTY PARTNERS

This document is intended for limited circulation. The recipient expressly acknowledges and agrees that they will hold this information, this document, and all related documents and disclosures in the strictest confidence.

This document is not intended to be, nor should it be construed or used as, an offer to sell, or a solicitation of an offer to buy any securities, which offer may be made only at the time a qualified offeree receives a current Confidential Offering Memorandum (the “Memorandum”) relating to a proposed investment opportunity. In the event of any conflict between the information contained herein and the information contained in the Memorandum, the information contained in the Memorandum shall govern control and supersede the information contained herein. The information contained herein is not intended to provide, and should not be relied upon for accounting, legal or tax advice or investment recommendations.

Prior to investing, investors should carefully review and rely solely on the Memorandum (including the risk factors described therein) and all related investment documents, ask such additional questions of FNRP as they deem appropriate, and discuss any prospective investment with their legal and tax advisers in order to make an independent determination of the risks, suitability and potential consequences of an investment.

An investment in commercial real estate is speculative and subject to risk, including the risk that all of your investment may be lost. Any representations concerning investing in commercial real estate, including, without limitation, representations as to stability, safety, diversification, security, resistance to inflation and any other representations as to the merits of investing in commercial real estate reflect our belief concerning the representations and may or may not come to be realized. Securities are only available to verified accredited investors who can bear the risk of losing their investment. Investors should also be aware that the Memorandum and related materials will include provisions limiting investor liquidity and the ability to exit the investment. Cash distributions and any specific returns are not guaranteed.

This document is for informational and illustration purposes only. The information and data contained herein are as of the date indicated, are summary in nature, are not complete, are subject to change, do not contain important disclosures and risk factors associated with such investment, and are qualified in their entirety by the information included in the applicable Memorandum.

FNRP does not undertake any obligation to update or revise any information or data contained herein or correct inaccuracies, whether as a result of new information, future events or otherwise. Certain information contained herein includes observations and assumptions and involves significant elements of subjective judgment and analysis. No representations are made as to the accuracy of such observations and assumptions and there can be no assurances that actual events will not differ materially from those assumed. Results are likely to vary substantially from those discussed herein. Opinions expressed herein are current opinions as of the date appearing in this document only. Further, these materials may contain “forward-looking statements” and actual results may differ materially from any expectations, projections or predictions made or implicated in such forward-looking statements. Prospective investors are therefore cautioned not to place undue reliance on such forward-looking statements.

No representation or warranty is made concerning the completeness or accuracy of this information or data. These materials do not purport to be all-inclusive and may not be relied upon for making any investment decision. Certain information and data provided herein is based on third-party sources, which information and data, although believed to be accurate, has not been independently verified.

FNRP makes no representations or warranties of any nature whatsoever regarding any tax matters, including without limitation, the ability of the recipient to effect a tax-deferred exchange under Internal Revenue Code Section 1031, as amended. The recipient should independently obtain advice from its own independent legal counsel and/or tax accountant regarding any such tax-deferred exchange including, without limitation, (i) whether the recipient’s investment herein may qualify in whole or in part as part of a tax-deferred exchange, and (ii) whether the use of exchange funds by recipient would subject the recipient to taxable “boot” in connection with such investment.

Please consult with your tax professional concerning 1031 exchange eligibility.



FNRPUSA.COM