










RENT ROLL | TROPICANA CENTRE

Sl. #	Tenant	Suite #	Area (SF)	Start Date	End Date	Option End Date	Annual Base Rent		Scheduled Rent Increases	Annual Recovery Rent		Recovery Type	Remaining Options
							\$ PSF	\$ Total		\$ PSF	\$ Total		
48	SAMS CLUB # 8177 	5101	133,768	5/27/91	3/31/23	3/31/48	\$4.40	\$588,561.60	Option 1 - \$51,499.14/Month Option 2 - \$54,074.10/Month Option 3 - \$56,777.80/Month Option 4 - \$59,616.69/Month Option 5 - \$62,597.53/Month	\$2.44	\$326,330.31	NNN	Five, 5 year Option
20	WALMART STORES # 4557 	3075	120,363	12/31/12	12/30/27	12/30/52	\$4.20	\$505,524.60	Option 1 - \$0.35/SF/Month Option 2 - \$0.35/SF/Month Option 3 - \$0.35/SF/Month Option 4 - \$0.35/SF/Month Option 5 - \$0.35/SF/Month	\$2.44	\$293,628.48	NNN	Five, 5 year Option
34	CONN APPLIANCES, INC.	3185-A	50,150	10/4/13	12/31/24	12/31/44	\$6.60	\$330,990.00	Option 1 - \$0.55/SF/Month Option 2 - \$0.55/SF/Month Option 3 - \$0.55/SF/Month Option 4 - \$0.55/SF/Month Option 5 - \$0.55/SF/Month	\$3.30	\$165,532.36	NNN	Four, 5 year Option
44	SPROUTS FARMERS MARKET 	3365	40,020	7/8/04	3/31/33	-	\$7.26	\$290,545.20	4/1/2023 - \$8.00 PSF 4/1/2028 - \$8.80 PSF	\$2.93	\$117,445.50	NNN	Two, 5 year Option
28	ACE HARDWARE 	3145	22,511	12/1/22	12/31/37	-	\$7.80	\$175,585.80	12/1/2022 - \$0.65/SF/Month	\$2.44	\$54,916.13	NNN	None
22	ROSS DRESS FOR LESS 	3105, 3115	22,000	8/30/21	7/3/31	-	\$12.96	\$285,120.00	None	\$2.44	\$53,669.54	NNN	None
40	HUMANA REAL ESTATE COMPANY	3265-B	21,027	10/10/20	10/31/30	10/31/40	\$9.00	\$189,243.00	Option 1 - \$17,347.28/Month Option 2 - \$19,082/Month	\$3.45	\$72,474.61	NNN	Two, 5 year Option
35	BULLDOG LIQUIDATORS	3185-B	20,711	1/1/22	12/31/32	12/31/37	\$10.30	\$213,323.40	1/1/2022 - \$17,776.95/Month	\$2.04	\$42,225.33	NNN	One, 5 year Option
39	BIG 5 CORP. 	3265-A	18,741	11/23/16	1/31/27	1/31/47	\$9.34	\$175,008.00	Option 1 - \$192,504/ Annum Option 2 - \$211,752/ Annum Option 3 - \$232,932/ Annum Option 4 - \$256,224/ Annum	\$2.44	\$45,719.13	NNN	None

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							\$ PSF	\$ Total		\$ PSF	\$ Total		
21	J&M SALES, INC. DBA FALLAS PAREDES	3085	18,721	4/19/12	10/31/23	10/31/33	\$9.24	\$172,951.68	Option 1 - \$14,524.38/Month Option 2 - \$15,725/Month	\$3.13	\$58,589.21	NNN	Two, 5 year Option
7	ADVANCE AUTO PARTS #8247 	3025-B	10,848	10/15/20	2/28/31	2/28/41	\$10.00	\$108,480.00	Option 1 - \$10,441.2/Month Option 2 - \$11,489.84/Month	\$2.08	\$22,573.29	NNN	Two, 5 year Option
1	DOLLAR TREE STORES 	3025-A	9,576	7/5/13	1/31/24	1/31/34	\$8.00	\$76,608.00	"Option 1 - \$6,783/Month Option 2 - \$7,182/Month"	\$3.27	\$31,351.84	NNN	Two, 5 year Option
45	DIABLO MANAGEMENT, LLC	3375-F1- F7	9,484	6/1/16	10/31/26	-	\$15.60	\$147,950.40	None	\$2.44	\$23,136.45	NNN	None
29	RAINBOW APPAREL COMPANIES	3155	7,815	9/1/20	1/31/23	1/31/38	\$5.27	\$41,199.96	Option 1 - \$8,167.5/Month Option 2 - \$8,985.00/Month Option 3 - \$9,877.5/Month	\$3.44	\$26,871.16	NNN	Three, 5 year Option
43	DINOSAURS AND ROSES	3335-C	4,444	2/8/21	3/31/24	-	\$3.48	\$15,465.12	None	\$2.44	\$10,841.25	NNN	None
33	DOTTY'S	3175-E	4,000	8/23/13	8/31/23	8/31/33	\$27.00	\$108,000.00	Option 1 - \$9,900/Month Option 2 - \$10,890/Month	\$3.83	\$15,311.36	NNN	Two, 5 year Option
36	MCDONALDS 	3225	3,516	4/22/13	3/31/33	3/31/73	\$30.48	\$107,167.68	Option 1 - 100.0% of Market Option 2 - 100.0% of Market Option 3 - 100.0% of Market Option 4 - 100.0% of Market Option 5 - 100.0% of Market Option 6 - 100.0% of Market Option 7 - 100.0% of Market Option 8 - 100.0% of Market	\$2.44	\$8,577.37	NNN	Eight, 5 year Option
26	TROP AQUARIUM	3125-D	3,500	9/1/02	8/31/22	8/31/27	\$27.41	\$95,928.48	Option 1 - \$7,994.04/Month	\$3.55	\$12,433.19	NNN	One, 5 year Option

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Sl. #	Tenant	Suite #	Area (SF)	Start Date	End Date	Option End Date	Annual Base Rent		Scheduled Rent Increases	Annual Recovery Rent		Recovery Type	Remaining Options
							\$ PSF	\$ Total		\$ PSF	\$ Total		
15	ABUZZ SALON SUITES	3035-B	3,353	7/1/19	6/30/29	-	\$15.36	\$51,502.08	None	\$3.93	\$13,191.52	NNN	None
30	MATTRESS FIRM, INC.	3175-A	3,280	9/1/12	6/30/23	6/30/28	\$17.25	\$56,580.00	Option 1 - \$4,920/Month	\$3.60	\$11,812.61	NNN	One, 5 year Option
37	WTS INVESTMENTS, LLC	3245	3,280	2/13/03	2/28/23	2/28/43	\$17.96	\$58,896.72	Option 1 - \$5,398.87/Month Option 2 - \$5,938.76/Month Option 3 - \$6,532.63/Month Option 4 - \$7,185.89/Month	\$3.55	\$11,651.57	NNN	Four, 5 year Option
46	PACIFIC DENTAL SERVICES, LLC	3375-F8-F9	3,200	4/8/16	4/30/26	4/30/36	\$20.50	\$65,600.04	Option 1 - \$6,133.33/Month Option 2 - \$6,746.67/Month	\$3.68	\$11,774.87	NNN	Two, 5 year Option
38	LESLIE'S POOLS	3265-1A	2,980	1/1/23	12/31/27	12/31/42	\$19.20	\$57,216.00	1/1/2023 - \$1.60/SF/Month 1/1/2028 - \$1.76/SF/Month 1/1/2033 - \$1.935/SF/Month 1/1/2038 - \$2.13/SF/Month	\$2.76	\$8,224.80	NNN	Three, 5 year Options
17	HOMIES, LLC	3035-E-F	2,690	1/1/17	12/31/24	-	\$21.60	\$58,104.00	None	\$3.97	\$10,667.49	NNN	None
47	DURANGO TACO	5075-A, 5075-B	2,465	4/1/22	3/31/32	3/31/42	\$18.00	\$44,370.00	04/01/2022 - \$1.50/SF/Month Option 1 04/01/2032 - \$2.08/SF/Month 04/01/2033 - \$2.14/SF/Month 04/01/2034 - \$2.21/SF/Month 04/01/2035 - \$2.27/SF/Month 04/01/2036 - \$2.34/SF/Month Option 2 04/01/2037 - \$2.41/SF/Month 04/01/2038 - \$2.48/SF/Month 04/01/2039 - \$2.56/SF/Month 04/01/2040 - \$2.64/SF/Month 04/01/2041 - \$2.71/SF/Month	\$2.44	\$6,013.43	NNN	Two, 5 year Option

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							Annual Base Rent		Annual Recovery Rent				
Sl. #	Tenant	Suite #	Area (SF)	Start Date	End Date	Option End Date	\$ PSF	\$ Total	Scheduled Rent Increases	\$ PSF	\$ Total	Recovery Type	Remaining Options
25	A OMEGA DENTAL LLC	3125-C	2,011	12/1/19	12/9/22	12/9/37	\$21.24	\$42,713.64	Option 1 12/10/2022 - \$1.82/SF/Month 12/10/2023 - \$1.88/SF/Month 12/10/2024 - \$1.93/SF/Month 12/10/2025 - \$1.99/SF/Month 12/10/2026 - \$2.05/SF/Month Option 2 12/10/2027 - \$2.11/SF/Month 12/10/2028 - \$2.18/SF/Month 12/10/2029 - \$2.24/SF/Month 12/10/2030 - \$2.31/SF/Month 12/10/2031 - \$2.38/SF/Month Option 3 12/10/2032 - \$2.45/SF/Month 12/10/2033 - \$2.52/SF/Month 12/10/2034 - \$2.6/SF/Month 12/10/2035 - \$2.68/SF/Month 12/10/2036 - \$2.76/SF/Month	\$3.55	\$7,143.71	NNN	Three, 5 year Option
23	L&G ENTERPRISES, LLC DBA ALL IN WIRELESS	3125	2,000	9/1/17	8/31/22	8/31/27	\$26.52	\$53,040.00	Option 1 9/1/2022 - \$2.21/SF/Month 9/1/2023 - \$2.28/SF/Month 9/1/2024 - \$2.35/SF/Month 9/1/2025 - \$2.42/SF/Month 9/1/2026 - \$2.49/SF/Month	\$3.97	\$7,931.26	NNN	One, 5 year Option
31	JIA CRAB, LLC	3175-B	1,827	6/1/21	5/31/31	5/31/41	\$23.48	\$42,891.00	Option 1 06/01/2031 - \$31.93/SF/Annum 06/01/2032 - \$32.89/SF/Annum 06/01/2033 - \$33.87/SF/Annum 06/01/2034 - \$34.89/SF/Annum 06/01/2035 - \$35.94/SF/Annum Option 2 06/01/2036 - \$37.02/SF/Annum 06/01/2037 - \$38.13/SF/Annum 06/01/2038 - \$39.27/SF/Annum 06/01/2039 - \$40.45/SF/Annum 06/01/2040 - \$41.66/SF/Annum	\$2.44	\$4,457.01	NNN	Two, 5 year Option
32	NAIL SALON	3175-D	1,700	9/1/22	8/31/27		\$18.60	\$31,620.00	9/1/2022 - \$1.55/SF/Month	\$2.44	\$4,147.19	NNN	None

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							\$ PSF	\$ Total		\$ PSF	\$ Total		
27	GAMESTOP, INC	3125-E	1,500	5/1/13	1/1/23	1/31/25	\$23.00	\$34,500.00	2/1/2023 - \$3,000/Month	\$2.44	\$3,659.29	NNN	One, Two year Option
14	STATE FARM PERRY OLSON INSURANCE AGENCY, INC. dba	3035-A1	1,348	4/1/21	3/31/26	3/31/31	\$17.28	\$23,293.44	Option 1 4/1/2026 - \$1.67/SF/Month 4/1/2027 - \$1.72/SF/Month 4/1/2028 - \$1.77/SF/Month 4/1/2029 - \$1.82/SF/Month 4/1/2030 - \$1.88/SF/Month	\$2.87	\$3,865.00	NNN	One, 5 year Option
16	777 CIGAR AND SMOKE LLC	3035-D	1,348	7/1/13	6/30/23	-	\$21.76	\$29,328.00	None	\$3.97	\$5,345.68	NNN	None
18	G'S HAIR AND BEAUTY SUPPLY	3035-G	1,348	11/15/21	7/15/24	-	\$17.40	\$23,455.20	None	\$1.03	\$1,384.69	NNN	None
19	JURJUIL JIUJITSU	3035-H	1,348	7/1/22	6/30/27	-	\$18.00	\$24,264.00	7/1/2022 - \$1.50/SF/Month		\$3,288.48	NNN	None
41	YOLANDA SITTO	3265-1E	1,094	4/1/18	3/31/23	3/31/28	\$16.80	\$18,379.20	Option 1 04/01/2023 - \$1.49/SF/Month 04/01/2024 - \$1.54/SF/Month 04/01/2025 - \$1.58/SF/Month 04/01/2026 - \$1.63/SF/Month 04/01/2027 - \$1.68/SF/Month	\$3.97	\$4,338.35	NNN	One, 5 year Option
42	VEGAS FINEST	3265-1G	1,094	6/1/17	5/31/23	-	\$15.00	\$16,410.00	None	\$3.70	\$4,049.50	NNN	None
24	RETRO VAPOR, LLC	3125-B	1,001	3/15/22	3/31/27	-	\$19.80	\$19,819.80	None	\$2.44	\$2,441.96	NNN	None

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							\$ PSF	\$ Total	Scheduled Rent Increases	\$ PSF	\$ Total			
5	VACANT	3265 C-D	5,217	4/1/24	3/31/29	-	\$12.36	\$64,482.12	100.0% of Market	\$2.76	\$14,398.92		NNN	None
12	VACANT	3335-A	4,221	7/1/24	6/30/34	-	\$24.72	\$104,343.12	100.0% of Market	\$2.76	\$11,649.96		-	None
11	VACANT	3335-B	3,890	1/1/50	12/31/59	-	\$0.00	\$0.00	100.0% of Market	\$0.00	\$0.00		-	None
3	VACANT	3035-C	2,684	4/1/24	3/31/29	-	\$15.45	\$41,467.80	100.0% of Market	\$2.76	\$7,407.84		NNN	None
6	VACANT	3265-1F	1,971	6/1/24	5/31/29	-	\$17.30	\$34,106.18	100.0% of Market	\$2.76	\$5,439.96		NNN	None
9	VACANT	3335-E	1,570	1/1/50	12/31/54	-	\$0.00	\$0.00	100.0% of Market	\$0.00	\$0.00		NNN	None
10	VACANT	5075-C	1,500	12/1/23	11/30/33	-	\$19.67	\$29,503.63	100.0% of Market	\$2.76	\$4,140.00		NNN	None
13	VACANT	5075-D	1,415	3/1/25	2/28/35	-	\$19.10	\$27,021.12	100.0% of Market	\$2.76	\$3,905.40		NNN	None
2	VACANT	3035-A2	1,348	4/1/26	3/31/31	-	\$18.36	\$24,746.33	100.0% of Market	\$2.76	\$3,720.48		NNN	None
4	VACANT	3175-C	1,273	8/1/23	7/31/28	-	\$24.00	\$30,552.00	100.0% of Market	\$2.76	\$3,513.48		NNN	None
8	VACANT	3335-D	996	1/1/50	12/31/54	-	\$0.00	\$0.00	100.0% of Market	\$0.00	\$0.00		NNN	None
Total			586,147				8.07	\$4,735,858.35		\$2.66	\$1,561,190.96			

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