

Database: COLLIERSWEST
Bldg Status: Active only

Rent Roll
LLV Chinatown Plaza LLC
12/31/2023

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Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	-- Future Rent Increases -----			
											Cat	Date	Monthly Amount	PSF

New Leases

LVLVV3 B203 Shoo Loong Kan Las Vegas, LLC dba 1/1/2024 12/31/2033 4,650

Vacant Suites

LVLVV3 B203 Vacant 4,650
LVLVV3 B206B Vacant 1,152
LVLVV3 C100 Vacant 2,982
LVLVV3 C107 Vacant 650
LVLVV3 C108A Vacant 322
LVLVV3 C108B Vacant 869
LVLVV3 C108C Vacant 276
LVLVV3 C109A Vacant 278
LVLVV3 C201 Vacant 824

Occupied Suites

LVLVV3 A101	Tawa Nevada, Inc., dba 99 Ranch Ma	12/23/1994	11/30/2024	14,500	23,333.78	19.31	10,473.50				BRT	3/1/2024	23,020.16	19.05
LVLVV3 B101	Sushi Times, L.L.C. dba Yama Sushi	8/1/2021	7/31/2031	3,521	15,875.57	54.11	2,543.25				BRT	8/1/2024	16,351.84	55.73
											BRT	8/1/2025	16,842.40	57.40
											BRT	8/1/2026	17,347.67	59.12
											BRT	8/1/2027	17,868.10	60.90
											BRT	8/1/2028	18,404.14	62.72
											BRT	8/1/2029	18,956.26	64.61
											BRT	8/1/2030	19,524.95	66.54
LVLVV3 B105	Beaute House Inc. dba Aritaum	8/1/2020	7/31/2023	810	5,596.74	82.91	585.07							
LVLVV3 B106A	J Dining, L.L.C. dba Ramen Show	12/15/2017	8/31/2025	1,121	5,010.48	53.64	809.71				BRT	9/1/2024	5,261.00	56.32
LVLVV3 B106B	Bruce Lee Park and Jae Won Huh dba	8/1/2020	7/31/2028	1,249	8,715.31	83.73	902.17				BRT	8/1/2024	8,976.77	86.25
											BRT	8/1/2025	9,246.08	88.83
											BRT	8/1/2026	9,523.46	91.50
											BRT	8/1/2027	9,809.16	94.24

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LVLVV3 B107		PJ Restaurant Group, Inc. dba 888 Kc	9/18/2018	6/30/2028	3,561	15,233.48	51.33	2,572.15			BRT	7/1/2024	15,690.49	52.87
											BRT	7/1/2025	16,161.20	54.46
											BRT	7/1/2026	16,646.04	56.09
											BRT	7/1/2027	17,145.42	57.78
LVLVV3 B108		All Seasons Café, LLC	9/1/2023	6/30/2024	1,249	8,867.81	85.20	902.17						
LVLVV3 B109		Alden & Elysee LLC dba Veg Out	10/1/2018	9/30/2025	829	5,797.47	83.92	598.80			BRT	10/1/2024	6,087.35	88.12
LVLVV3 B110		New Face Salon Incorporation	12/6/2019	12/31/2029	810	5,907.40	87.52	585.07			BRT	12/1/2024	6,202.77	91.89
											BRT	12/1/2025	6,512.91	96.49
											BRT	12/1/2026	6,838.56	101.31
											BRT	12/1/2027	7,180.49	106.38
											BRT	12/1/2028	7,539.51	111.70
LVLVV3 B111		Alden & Elysee, LLC dba The Sweet S	4/1/2022	3/31/2027	810	6,031.67	89.36	585.07			BRT	4/1/2024	6,333.26	93.83
											BRT	4/1/2025	6,649.92	98.52
											BRT	4/1/2026	4,982.41	73.81
LVLVV3 B112		Noodle Pot, Inc. dba Noodle Pot	4/1/2021	3/31/2026	1,091	6,040.81	66.44	788.04			BRT	4/1/2024	6,222.03	68.44
											BRT	4/1/2025	6,408.69	70.49
LVLVV3 B201		Capital Seafood, Inc. dba Pho Vietnan	2/1/2019	1/31/2024	1,902	6,570.38	41.45	1,373.83						
LVLVV3 B202		Capital Seafood, Inc. dba Capital Seal	2/1/2019	1/31/2024	2,471	8,535.98	41.45	1,784.83						
LVLVV3 B205		Koonsub, L.L.C. dba Bangkok Street F	12/1/2023	12/31/2031	2,870	9,134.35	38.19	2,073.03			BRT	12/1/2024	9,408.38	39.34
											BRT	12/1/2025	9,690.63	40.52
											BRT	12/1/2026	9,981.35	41.73
											BRT	12/1/2027	10,280.79	42.99
											BRT	12/1/2028	10,589.21	44.28
											BRT	12/1/2029	10,906.89	45.60
											BRT	12/1/2030	11,234.10	46.97
LVLVV3 B206A		Sunshine Publishing, Inc. dba Las Veg	10/1/2021	9/30/2026	749	2,127.09	34.08	541.01			BRT	10/1/2024	2,190.91	35.10
											BRT	10/1/2025	2,256.63	36.15
LVLVV3 C101		IFIXFORU, NV dba IFIXFORU NV	10/1/2021	9/30/2023	648	3,708.00	68.67	468.54						
LVLVV3 C102		Ho Ying Le, L.L.C. dba Dynasty Arts &	4/1/2022	3/31/2024	1,447	3,301.79	27.38	1,046.27						
LVLVV3 C103		Mayabelle S. Zhang dba Zen d'Core	3/1/2020	2/28/2023	770	2,696.54	42.02	556.76						
LVLVV3 C104		Amy Yimin Zhang-Connor dba No. 1 E	1/1/2020	12/31/2022	480	3,200.41	80.01	347.07						
LVLVV3 C105-6		Great Wall Bookstore, L.L.C. dba Gre	8/1/2021	7/31/2026	2,105	9,879.56	56.32	1,522.04			BRT	8/1/2024	10,175.94	58.01
											BRT	8/1/2025	10,481.22	59.75

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LVLVV3 C109B		Tiayi Art, L.L.C. dba New Century Arts	1/1/2022	12/31/2023	849	3,399.00	48.04	613.88						
LVLVV3 C110		Diamond Bakery, Incorporated dba Di	4/1/2019	3/31/2024	2,234	9,644.42	51.81	1,615.32						
LVLVV3 C111		Tiayi Art, L.L.C. dba Tia Yi	1/1/2022	12/31/2023	0									
LVLVV3 C115		Kool Amusements, Inc.	2/1/2017	12/31/2099	0	350.00								
LVLVV3 C200A		The Lohan School of Shaolin dba The	12/1/2021	11/30/2026	2,329	3,182.70	16.40				BRT	12/1/2024	3,278.18	16.89
											BRT	12/1/2025	3,376.53	17.40
LVLVV3 C200B		Chinatown Outlet AB Coley, L.L.C. db	11/1/2021	10/31/2023	7,568	4,890.07	7.75	5,472.12						
		Additional Space LVLVV3 - C113	11/1/2021	10/31/2023	0									
		Additional Space LVLVV3 - C116	11/1/2021	10/31/2023	0	350.00								
		Total			7,568	5,240.07		5,472.12		0.00				
LVLVV3 D101		Xianglong Dumpling LLC	1/1/2021	12/31/2026	6,825	21,721.93	38.19	4,934.88			BRT	1/1/2024	22,373.59	39.34
											BRT	1/1/2025	23,044.79	40.52
											BRT	1/1/2026	23,736.14	41.73
LVLVV3 E101		HK & JK, LLC dba Paris Baguette	8/1/2017	10/31/2027	1,848	7,965.85	51.73	1,336.21			BRT	1/1/2024	8,385.11	54.45
											BRT	8/1/2024	8,636.67	56.08
											BRT	8/1/2025	8,895.77	57.76
											BRT	8/1/2026	9,162.64	59.50
											BRT	8/1/2027	9,437.52	61.28
LVLVV3 E102-3		Vegas Ginseng dba T&T Ginseng	2/1/2023	1/31/2033	1,623	8,851.67	65.45	1,173.63			BRT	2/1/2024	9,117.22	67.41
											BRT	2/1/2025	9,390.74	69.43
											BRT	2/1/2026	9,672.46	71.52
											BRT	2/1/2027	9,962.63	73.66
											BRT	2/1/2028	10,261.51	75.87
											BRT	2/1/2029	10,569.36	78.15
											BRT	2/1/2030	10,886.44	80.49
											BRT	2/1/2031	11,213.03	82.91
											BRT	2/1/2032	11,549.42	85.39
											FRE	2/1/2024	-9,117.22	-67.41
											FRE	3/1/2024	0.00	0.00
											FRE	1/1/2025	-9,117.22	-67.41
											FRE	2/1/2025	0.00	0.00
LVLVV3 E104-5		Rock Field Asset Management dba Lu	5/1/2020	4/30/2027	1,796	9,467.41	63.26	1,298.62			BRT	5/1/2024	9,751.43	65.15
											BRT	5/1/2025	10,043.98	67.11
											BRT	5/1/2026	10,345.29	69.12

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Totals:		Occupied Sqft:	85.01%	30 Units	68,065	225,387.67		47,503.04		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	14.99%	9 Units	12,003									
		Total Sqft:		39 Units	80,068	225,387.67								
Total LLV Chinatown Plaza LLC:		Occupied Sqft:	85.01%	30 Units	68,065	225,387.67		47,503.04		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	14.99%	9 Units	12,003									
		Total Sqft:		39 Units	80,068	225,387.67								
Grand Total:		Occupied Sqft:	85.01%	30 Units	68,065	225,387.67		47,503.04		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	14.99%	9 Units	12,003									
		Total Sqft:		39 Units	80,068	225,387.67								