

Rent Roll
Middleton Milwaukee Investors LLC (7824-wi)
February 2024

Note: * Future Active Lease / Future Active Amendment

Suite No.	Tenant Name	Square Feet	Term	Security Deposit	Current Monthly Charges			Base Rent Inc.		Comments
					Chg Code	Amount	Amount PSF	Date	Rate	
0100, 1400, 1400A, CC003, CC004	PNC Bank, National Association	27,112	10/01/08 to 04/30/27	\$52,291.67	opexreim	9,477.14	0.95	12/1/23	\$47,005.54	
					opexreim	3,778.47	0.92	12/1/24	\$48,177.32	
					opexreim	11,830.94	0.95	12/1/25	\$49,381.59	
					orn5056	25,364.58	2.03	12/1/26	\$50,619.60	
					orn5056	15,466.67	1.55			
					orn5056	6,174.29	1.50			
					realtax	3,782.43	0.38			
					realtax	1,508.03	0.37			
					realtax	4,721.85	0.38			
0110	Davians, Inc.	4,894	06/01/08 to 06/30/24	\$0.00	elec	173.89	0.04	6/1/23	\$0.00	
					orn5056	0.00	0.00			
0120, 0210A, 0210B	Lakefront Convenience LLC	1,227	04/01/20 to 05/31/25	\$1,000.00	rconc	(650.00)	(0.56)	6/1/23	\$0.00	
					retail	650.00	0.56	6/1/24	\$700.00	
0125	Charles Schwab & Co., Inc.	4,472	05/01/16 to 04/30/24	\$0.00	opexreim	3,538.07	0.79	5/1/23	\$8,525.87	
					orn5056	8,525.87	1.91			
					realtax	1,402.76	0.31			
0150	Milwaukee Benefits, LLC dba MKE Benefits	1,532	11/01/18 to 06/30/26	\$0.00	elec	18.00	0.01	1/1/26	\$2,466.70	
					opexreim	1,450.68	0.95	1/1/25	\$2,418.33	
					orn5056	2,370.92	1.55	1/1/24	\$2,370.92	
					realtax	578.98	0.38			
0400, 0411	Central Parking Systems, Inc.	1,873	11/01/13 to 09/30/25	\$0.00	opexreim	1,339.81	0.89	9/1/25	\$2,398.72	
					orn5056	2,018.15	1.34	9/1/24	\$2,340.22	
					realtax	534.73	0.36	9/1/23	\$2,283.14	
					storage	264.99	0.72			
0401, 0800, 0900, 1000, 1100, CC005, ST420, ST698	Von Briesen & Roper, s.c.	92,741	05/15/12 to 05/31/28	\$0.00	elec	15.00	0.00	8/1/23	\$147,222.46	
					elec	18.02	0.00	11/1/23	\$0.00	
					opexreim	75,919.06	0.84	1/1/24	\$2,320.56	
					orn5056	147,222.46	1.63	8/1/24	\$150,920.00	

Middleton Milwaukee Investors LLC (7824-wi)
February 2024

Page: 1
Date: 02/29/2024
Time: 12:57 PM

Note: * Future Active Lease / Future Active Amendment

[illegible]

Rent Roll

Middleton Milwaukee Investors LLC (7824-wi)
February 2024

Note: * Future Active Lease / Future Active Amendment

								5/1/32	\$23,300.20
								5/1/31	\$22,787.48
								5/1/31	\$22,787.48
								5/1/30	\$22,286.05
								5/1/30	\$22,286.05
								5/1/29	\$21,795.65
								12/1/23	\$17,019.41
								12/1/23	\$17,019.41
								5/1/24	(\$19,500.83)
								5/1/24	(\$19,500.83)
								5/1/29	\$21,795.65
								5/1/28	\$21,316.04
								5/1/28	\$21,316.04
								5/1/27	\$20,846.98
								5/1/27	\$20,846.98
								5/1/24	\$19,500.83
								5/1/24	\$19,500.83
								5/1/25	\$19,939.60
								5/1/25	\$19,939.60
								5/1/26	\$20,388.24
								5/1/26	\$20,388.24
1500	Decision Resources, Inc.	24,016	05/20/16 to 05/31/27	\$28,018.67	opexreim	18,710.54	0.78	6/1/23	\$33,688.74
			Original Lease 05/20/16 to 05/31/27		ornrt5056	33,688.74	1.40	6/1/24	\$34,530.96
					realtax	7,534.38	0.31	6/1/25	\$35,394.23
								6/1/26	\$36,279.09
1600	RSM US LLP	11,448	07/01/16 to 06/30/28	\$0.00	opexreim	9,034.12	0.79	1/1/24	\$17,356.84
			Renewal 01/01/23 to 06/30/28		ornrt5056	17,356.84	1.52	1/1/25	\$17,790.76
					realtax	3,581.82	0.31	1/1/26	\$18,235.53
								1/1/27	\$18,691.42
								1/1/28	\$19,158.70
1625, 1630, ST1735	U.S. Legal Support, Inc.	4,127	12/01/17 to 01/31/26	\$3,693.08	opexreim	3,613.70	0.89	1/1/26	\$86.09
			Expansion 08/01/18 to 01/31/26		ornrt5056	7,112.86	1.76	12/1/25	\$7,472.95
			Expansion 11/01/18 to 01/31/26		realtax	1,442.27	0.36	1/1/25	\$83.58
					storage	81.15	0.98	12/1/24	\$7,290.69
								1/1/24	\$81.15
								12/1/23	\$7,112.86
1800, 1825, ST408	Lindner & Marsack, S.C.	14,493	06/17/03 to 03/31/30	\$0.00	abateret	(4,275.26)	(0.31)	12/1/29	\$23,652.32

Rent Roll
Middleton Milwaukee Investors LLC (7824-wi)
February 2024

Note: * Future Active Lease / Future Active Amendment

			Renewal 12/01/23 to 03/31/30		abatopex	(10,783.13)	(0.79)	12/1/28	\$23,075.43
					oconc	(19,926.67)	(1.46)	12/1/27	\$22,512.63
					opexreim	10,783.13	0.79	12/1/26	\$21,963.54
					ornt5056	19,926.67	1.46	12/1/25	\$21,427.84
					realtax	4,275.26	0.31	12/1/24	\$20,905.21
					storage	263.62	0.55	12/1/23	\$20,395.33
					storage	205.04	0.58	12/1/23	(\$19,926.67)
1850	CIBC Bancorp USA Inc.	7,779	09/26/16 to 09/30/27	\$18,060.24	opexreim	6,925.38	0.89	10/1/26	\$13,484.49
	Cleary Gull, Inc.		Original Lease 09/26/16 to 09/30/27		ornt5056	12,521.69	1.61	10/1/25	\$13,155.60
					realtax	2,774.52	0.36	10/1/24	\$12,834.73
								10/1/23	\$12,521.69
2000	Landaas & Company	13,637	10/09/13 to 04/30/29	\$0.00	opexreim	12,020.84	0.88	5/1/23	\$21,857.77
			Original Lease 10/09/13 to 08/31/18		ornt5056	21,857.77	1.60	5/1/24	\$22,404.21
			Renewal 09/01/18 to 04/30/29		realtax	4,864.00	0.36	5/1/25	\$22,964.32
								5/1/26	\$23,538.43
								5/1/27	\$24,126.89
								5/1/28	\$24,730.06
2100	Nicholas Company, Inc.	11,676	05/01/17 to 04/30/27	\$26,864.53	opexreim	10,434.15	0.89	5/1/23	\$18,054.11
			Original Lease 05/01/17 to 04/30/27		ornt5056	18,054.11	1.55	5/1/24	\$18,505.46
					realtax	4,164.38	0.36	5/1/25	\$18,968.10
								5/1/26	\$19,442.30
2150	Robert Half International, Inc.	7,558	01/01/15 to 02/28/25	\$0.00	opexreim	6,736.21	0.89	3/1/24	\$12,506.48
			Original Lease 01/01/15 to 02/28/21		ornt5056	12,201.45	1.61	3/1/23	\$12,201.45
			Renewal 03/01/23 to 02/28/25		realtax	2,688.49	0.36		
2200	Morgan Stanley Smith Barney Financing, LLC	20,944	11/01/12 to 04/30/30	\$0.00	opexreim	19,831.39	0.95	4/1/30	(\$6,981.53)
	Morgan Stanley Domestic Holdings, Inc.		Renewal 05/01/23 to 01/31/25		ornt5056	36,529.83	1.74	2/1/30	\$35,913.92
			Renewal 02/01/25 to 04/30/30		realtax	7,914.91	0.38	2/1/29	\$34,867.89
								2/1/28	\$33,852.32
								2/1/27	\$32,866.33
								2/1/26	\$31,909.06
								5/1/25	(\$6,981.33)
								2/1/25	\$30,979.67
								2/1/25	(\$30,979.67)
								5/1/24	\$37,443.07
								5/1/23	\$36,529.83

Middleton Milwaukee Investors LLC (7824-wi)
February 2024

Page: 1
Date: 02/29/2024
Time: 12:57 PM

Note: * Future Active Lease / Future Active Amendment

2299	Tempus Labs, Inc.	2,487	10/01/23 to 01/31/27	\$6,683.09	opexreim	2,216.29	0.89	10/1/26	\$3,990.60
			Original Lease 10/01/23 to 01/31/27		ornt5056	3,678.69	1.48	10/1/25	\$3,883.80
					realtax	884.54	0.36	10/1/24	\$3,779.85
								10/1/23	\$3,678.69
2310	Federal Defender Services of Wisconsin, Inc.	8,734	04/01/22 to 10/31/32	\$22,453.66	oconc	(4,548.96)	(0.52)	4/1/32	\$15,082.82
			Original Lease 04/01/22 to 10/31/32		opexreim	7,678.07	0.88	4/1/31	\$14,787.08
					ornt5056	12,620.63	1.45	4/1/30	\$14,497.14
					realtax	3,106.78	0.36	4/1/29	\$14,212.88
								4/1/28	\$13,934.20
								4/1/27	\$13,660.98
								4/1/26	\$13,393.11
								4/1/25	\$13,130.50
								4/1/24	\$12,873.04
								4/1/23	\$12,620.63
								11/1/22	(\$4,548.96)
2320, ST405	Geneva Capital Management LLC	5,038	04/01/22 to 09/30/29	\$11,956.21	opexreim	4,024.46	0.88	4/1/29	\$7,668.91
			Expansion 04/01/22 to 09/30/29		ornt5056	6,809.78	1.49	1/1/29	\$352.27
			Original Lease 04/01/22 to 09/30/29		realtax	1,628.42	0.36	4/1/28	\$7,518.54
					storage	319.06	0.69	1/1/28	\$345.36
								4/1/27	\$7,371.12
								1/1/27	\$338.59
								4/1/26	\$7,226.59
								1/1/26	\$331.95
								4/1/25	\$7,084.89
								1/1/25	\$325.44
								4/1/24	\$6,945.97
								1/1/24	\$319.06
								4/1/23	\$6,809.78
2400, 2500, 2600, 2700, 2800, 2900, 3000	Quarles & Brady, LLP	163,163	07/01/86 to 09/30/28	\$0.00	opexreim	131,822.70	0.81	10/1/23	\$278,736.79
			Contraction 05/31/21 to 09/30/28		ornt5056	278,736.79	1.71	10/1/24	\$285,535.25
					realtax	54,236.73	0.33	10/1/25	\$292,333.71
								10/1/26	\$299,132.17
								10/1/27	\$305,930.63
BOMA	BOMA	27,499	09/01/23 to	\$0.00					
			Original Lease 09/01/23 to						

Rent Roll

Middleton Milwaukee Investors LLC (7824-wi)
February 2024

Note: * Future Active Lease / Future Active Amendment

DB001	United Parcel Service UPS Dropbox	0	08/01/14 to 12/31/24 <i>Original Lease 08/01/14 to 07/31/18</i> <i>Renewal 01/01/24 to 12/31/24</i>	\$0.00	tenantre	41.67	0.00
DB002	Federal Express	0	01/01/14 to <i>Original Lease 01/01/14 to</i>	\$0.00	tenantre	41.67	0.00
RF001	MCI Metro Access Transmission Services Corp.	0	08/01/16 to 07/31/25 <i>Original Lease 08/01/16 to 07/31/19</i> <i>Renewal 08/01/22 to 07/31/25</i>	\$0.00	ante	515.00	0.00
RF002	NBB, LLC National Broadband	0	01/20/15 to 02/29/28 <i>Renewal 03/01/18 to 02/28/19</i> <i>Renewal 03/01/19 to 02/29/20</i> <i>Renewal 03/01/23 to 02/29/28</i>	\$0.00	ante	570.15	0.00
RF003	Teleport Communications America, LLC	343	03/01/17 to 02/28/27 <i>Renewal 03/01/22 to 02/28/27</i>	\$0.00	ante	1,530.36	4.46
RF005	Level 3 Communications, Inc.	0	07/01/15 to 06/30/27 <i>Original Lease 07/01/15 to 06/30/19</i> <i>Renewal 07/01/22 to 06/30/27</i>	\$0.00	ante	731.59	0.00
ST001	Cogent Communications, Inc.	0	06/22/11 to 07/31/26 <i>Renewal 08/01/21 to 07/31/26</i>	\$0.00	ante	600.00	0.00
0115	VACANT	1,116		\$0.00			\$0.00
0130	VACANT	588		\$0.00			\$0.00
0300	VACANT	10,708		\$0.00			\$0.00
0305	VACANT	5,145		\$0.00			\$0.00

Rent Roll
Middleton Milwaukee Investors LLC (7824-wi)
February 2024

Note: * Future Active Lease / Future Active Amendment

0310	VACANT	1,360	\$0.00	\$0.00
0315	VACANT	760	\$0.00	\$0.00
0320	VACANT	1,480	\$0.00	\$0.00
0390	VACANT	193	\$0.00	\$0.00
0402	VACANT	45	\$0.00	\$0.00
0403	VACANT	66	\$0.00	\$0.00
0404	VACANT	76	\$0.00	\$0.00
0406	VACANT	239	\$0.00	\$0.00
0450	VACANT	5,066	\$0.00	\$0.00
0499	VACANT	3,015	\$0.00	\$0.00
0515A	VACANT	0	\$0.00	\$0.00
0519	VACANT	8,145	\$0.00	\$0.00

Rent Roll
Middleton Milwaukee Investors LLC (7824-wi)
February 2024

Note: * Future Active Lease / Future Active Amendment

0590	VACANT	181	\$0.00	\$0.00
0700	VACANT	24,002	\$0.00	\$0.00
1200	VACANT	4,925	\$0.00	\$0.00
1225	VACANT	3,563	\$0.00	\$0.00
1290	VACANT	177	\$0.00	\$0.00
1300	VACANT	22,638	\$0.00	\$0.00
1450	VACANT	9,505	\$0.00	\$0.00
1635	VACANT	0	\$0.00	\$0.00
1650	VACANT	5,675	\$0.00	\$0.00
1660	VACANT	2,886	\$0.00	\$0.00
1675	VACANT	178	\$0.00	\$0.00
1700	VACANT	3,662	\$0.00	\$0.00
1710	VACANT	3,210	\$0.00	\$0.00

Rent Roll
Middleton Milwaukee Investors LLC (7824-wi)
February 2024

Note: * Future Active Lease / Future Active Amendment

1720	VACANT	4,601	\$0.00	\$0.00
1860	VACANT	2,011	\$0.00	\$0.00
1890	VACANT	170	\$0.00	\$0.00
1900	VACANT	24,189	\$0.00	\$0.00
2050	VACANT	9,400	\$0.00	\$0.00
2180	VACANT	5,350	\$0.00	\$0.00
2300	VACANT	5,289	\$0.00	\$0.00
2330	VACANT	2,258	\$0.00	\$0.00
2340	VACANT	1,858	\$0.00	\$0.00
2350	VACANT	1,024	\$0.00	\$0.00
CC001	VACANT	8,339	\$0.00	\$0.00
CC002	VACANT	515	\$0.00	\$0.00

Rent Roll
Middleton Milwaukee Investors LLC (7824-wi)
February 2024

Note: * Future Active Lease / Future Active Amendment

RF004	VACANT	0	\$0.00	\$0.00
ST1730	VACANT	80	\$0.00	\$0.00
ST430	VACANT	1,035	\$0.00	\$0.00
TELE01	VACANT	0	\$0.00	\$0.00

Totals for Middleton Milwaukee Investors
LLC:

694,984 \$174,097.01

Vacant:	184,723	26.58 %
Occupied:	510,261	73.42 %

Current Monthly Charges

abateret	(4,275.26)
abatopex	(10,783.13)
ante	3,947.10
elec	224.91
oconc	(24,475.63)
opexreim	367,618.31
ormt5056	772,494.07
parking	0.00
rconc	(650.00)
realtax	148,267.38
retail	650.00
storage	3,954.42
tenantre	83.33