

Property: 657930   As of Date: 12/31/2023   By Property

Notes : 1. \* Future Active lease / Future Active Amendment   2. \*\* Pending Amendments   3. \*\*\* Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Hermosa Pier, LLC (657930)	1, 12	Decadence Group, Inc. (t0000316)	Retail - NNN	2,714.00	07/01/2017	05/31/2029	143	6.50	12,916.11	4.76	154,993.32	57.11	16.76	0.00	14,973.32	0.00
	Unit Types	Unit Code	Unit Types													
		1														
		12														
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		1	101		07/01/2017	05/31/2029	07/01/2017		2,314.00	Bolour						
		12	101		07/01/2017	05/31/2029	07/01/2017		400.00	Bolour						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	1, 12	Rentable	2,714.00	06/01/2023	05/31/2024	12,916.11	4.75	154,993.32	57.10	0.00	154,993.32		
		rent	Rent	1, 12	Rentable	2,714.00	06/01/2024	05/31/2025	13,303.60	4.90	159,643.20	58.82	0.00	159,643.20		
		rent	Rent	1, 12	Rentable	2,714.00	06/01/2025	05/31/2026	13,702.71	5.04	164,432.52	60.58	0.00	164,432.52		
		rent	Rent	1, 12	Rentable	2,714.00	06/01/2026	05/31/2027	14,113.79	5.20	169,365.48	62.40	0.00	169,365.48		
		rent	Rent	1, 12	Rentable	2,714.00	06/01/2027	05/31/2028	14,537.20	5.35	174,446.40	64.27	0.00	174,446.40		
		rent	Rent	1, 12	Rentable	2,714.00	06/01/2028	05/31/2029	14,973.32	5.51	179,679.84	66.20	0.00	179,679.84		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		tr-cam	CAM	1, 12	Rentable	2,714.00	01/01/2023	12/31/2023	3,791.46	1.39	45,497.52	16.76	0.00	45,497.52		
		rent	Rent	1, 12	Rentable	2,714.00	06/01/2023	05/31/2024	12,916.11	4.75	154,993.32	57.10	0.00	154,993.32		
	Clauses	Name	Date	Reference	Description											
		Rent	07/01/2017		<p>Forbearance Agreement as of September 19, 2023: Tenant must make the following payments totaling \$147,516.85 (the “Settlement Amount”), in return for Landlord to dismiss its lawsuit against Tenant:</p> <p>If the Tenant sells their business in the Premises prior to October 1, 2024, then they must pay the full balance of the Settlement Amount not later than close of escrow of such sale. (Agreement Section 2).</p> <p>If Tenant defaults under any of the payment provisions above, Landlord may proceed to enforce its judgment against Tenant without any requirement of further notice or right to cure. (Agreement Section 4). Tenant must continue to pay its normal rent plus an additional \$2,000 towards the Settlement Amount (described below).</p> <p>\$25,000.00 to be received by Landlord on or before September 1, 2023. \$25,000.00 to be received by Landlord on or before October 1, 2023. An additional \$2,000.00 towards the Settlement Amount, on a monthly basis, in addition to Tenant's normal rent payments. On October 1, 2024, Tenant must pay the balance of the Settlement Amount along with October 2024 rent to Landlord.</p>											

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	Options	Type	Notes			Status	Who	Date	Valid Till Date	Term	Earliest	Latest	Monthly Rent	Description	Time of Essence	
		Renewal	Option Exercise Date: May 31, 2028 – December 2, 2028			Active	Tenant	05/31/2029		143		05/31/2029		One – 5 year option		
	Contact	Company		Name		Role	Office #		Mobile #		eMail					
				Peter Tourigny		Billing Secondary					skeeter616@hotmail.com					
				Skylar Tourigny		Billing Primary					decadencebar@gmail.com					
				Skylar Tourigny		Emergency					decadencebar@gmail.com					
				Skylar Tourigny		Legal					decadencebar@gmail.com					
				Skylar Tourigny		On-Site Manager					decadencebar@gmail.com					
		Custom CAM Info	CAM Percent	Unit												
			15.38	1 & 12												
			15.38													
Hermosa Pier, LLC (657930)	10	Pedone's Inc. (t0000321)	Retail - NNN	1,819.00	11/01/2017	10/31/2027	120	6.17	8,557.60	4.70	102,691.20	56.45	21.07	0.00	4,500.00	0.00
	Unit Types	Unit Code	Unit Types													
		10														
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		10	101		11/01/2017	10/31/2027	05/01/2006		1,819.00	Bolour						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	10	Rentable	1,819.00	11/01/2023	10/31/2024	8,557.60	4.70	102,691.20	56.45	0.00	102,691.20		
		rent	Rent	10	Rentable	1,819.00	11/01/2024	10/31/2025	8,814.33	4.84	105,771.96	58.14	0.00	105,771.96		
		rent	Rent	10	Rentable	1,819.00	11/01/2025	10/31/2026	9,078.76	4.99	108,945.12	59.89	0.00	108,945.12		
		rent	Rent	10	Rentable	1,819.00	11/01/2026	10/31/2027	9,351.13	5.14	112,213.56	61.69	0.00	112,213.56		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		tr-cam	CAM	10	Rentable	1,819.00	01/01/2023	12/31/2023	3,194.35	1.75	38,332.20	21.07	0.00	38,332.20		
		rent	Rent	10	Rentable	1,819.00	11/01/2023	10/31/2024	8,557.60	4.70	102,691.20	56.45	0.00	102,691.20		
	Options	Type	Notes			Status	Who	Date	Valid Till Date	Term	Earliest	Latest	Monthly Rent	Description	Time of Essence	
		Renewal				Active		10/31/2027		120		10/31/2027		No option to extend		

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Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
	Contact	Company		Name		Role	Office #		Mobile #		eMail					
				Mike Sribney		Billing Primary	3103088575		3103088575		mikesribney@hotmail.com					
				Mike Sribney		Emergency	3103088575		3103088575		mikesribney@hotmail.com					
				Mike Sribney		Legal	3103088575		3103088575		mikesribney@hotmail.com					
				Mike Sribney		On-Site Manager	3103088575		3103088575		mikesribney@hotmail.com					
		Custom CAM Info	CAM Percent	Unit												
			12.09	10												
			12.09													
Hermosa Pier, LLC (657930)	11	Roundboxx Group Inc. (t0000318)	Retail - Gross	154.00	10/01/2019	09/30/2025	72	4.25	462.00	3.00	5,544.00	36.00	0.00	0.00	2,125.00	0.00
	Unit Types	Unit Code	Unit Types													
		11														
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		11	101		10/01/2023	09/30/2025	10/01/2023		154.00	Bolour						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	11	Rentable	154.00	10/01/2023	09/30/2025	462.00	3.00	5,544.00	36.00	0.00	5,544.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	11	Rentable	154.00	10/01/2023	09/30/2025	462.00	3.00	5,544.00	36.00	0.00	5,544.00		
	Clauses	Name	Date	Reference	Description											
		Premises	10/01/2023		As of 9/30/23, Suite 5 is vacant											
		Sublease	10/01/2023		Roundboxx is subleasing storage unit 11 from Empire Entertainment											
		Security Deposit	10/01/2023		Security deposit for storage unit 11 is \$2,125.											
	Options	Type	Notes			Status	Who	Date	Valid Till Date	Term	Earliest	Latest	Monthly Rent	Description	Time of Essence	
		Termination	Landlord and Assignee each have the right to terminate the Lease, effective at any time on or after October 1, 2023, upon 90 days' written notice to the other party			Active		09/30/2025		12				90 day's written term notice		
	Contact	Company		Name		Role	Office #		Mobile #		eMail					
				Mark Poncher		Billing Primary			8314198969		mponcher@roundboxx.com					

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Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
				Mark Poncher		Primary			8314198969		mponcher@roundboxx.com					
		Custom CAM Info	CAM Percent	Unit												
			0.00	5 & 11												
			0.00													
Hermosa Pier, LLC (657930)	13	Hermosa Brewing Company LLC (t0000322)	Retail - NNN	1,080.00	05/25/2015	05/31/2025	121	8.67	5,787.62	5.36	69,451.44	64.31	24.29	0.00	10,000.00	0.00
	Unit Types	Unit Code	Unit Types													
		13														
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		13	101		05/25/2015	05/31/2025	05/25/2015		1,080.00	Bolour						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	13	Rentable	1,080.00	06/01/2023	05/31/2024	5,787.62	5.35	69,451.44	64.30	0.00	69,451.44		
		rent	Rent	13	Rentable	1,080.00	06/01/2024	05/31/2025	5,961.25	5.52	71,535.00	66.23	0.00	71,535.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		tr-cam	CAM	13	Rentable	1,080.00	01/01/2023	12/31/2023	2,185.79	2.02	26,229.48	24.28	0.00	26,229.48		
		rent	Rent	13	Rentable	1,080.00	06/01/2023	05/31/2024	5,787.62	5.35	69,451.44	64.30	0.00	69,451.44		
	Options	Type	Notes			Status	Who	Date	Valid Till Date	Term	Earliest	Latest	Monthly Rent	Description	Time of Essence	
		Renewal				Active		05/31/2025		121		05/31/2025		No option to extend		
	Contact	Company		Name		Role	Office #		Mobile #		eMail					
				Amy Delgado		Billing Primary					amy@hermosabrewco.com					
				Dave Davis		Billing Secondary			8187705050		dave@hermosabrewco.com					
				Dave Davis		Emergency			8187705050		dave@hermosabrewco.com					
				Jorge Delgado		Emergency					jorge@hermosabrewco.com					
		Custom CAM Info	CAM Percent	Unit												
			7.12	13												
			7.12													

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Hermosa Pier, LLC (657930)	15, 7	Bacchanal Capital, Inc. (t0000320)	Retail - Gross	5,140.00	06/01/2016	05/31/2026	120	7.58	21,000.00	4.09	252,000.00	49.03	0.00	0.00	21,998.04	0.00
	Unit Types	Unit Code	Unit Types													
		15														
		7														
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		15	101		06/01/2016	05/31/2026	01/21/2009		4,720.00	Bolour						
		7	101		06/01/2016	05/31/2026	01/21/2009		420.00	Bolour						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	15, 7	Rentable	5,140.00	06/01/2021	05/31/2026	21,000.00	4.08	252,000.00	49.02	0.00	252,000.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	15, 7	Rentable	5,140.00	06/01/2021	05/31/2026	21,000.00	4.08	252,000.00	49.02	0.00	252,000.00		
		tr-cam	CAM	15, 7	Rentable	5,140.00	01/01/2022	05/31/2026	0.00	0.00	0.00	0.00	0.00	0.00		
	Options	Type	Notes			Status	Who	Date	Valid Till Date	Term	Earliest	Latest	Monthly Rent	Description	Time of Essence	
		Renewal				Active	Tenant	05/31/2026		120		05/31/2026		No option to extend		
	Contact	Company		Name		Role	Office #		Mobile #		eMail					
				Seth Weiss		Billing Primary	3109202361		3109202361		sethweisss@gmail.com					
				Seth Weiss		Emergency	3109202361		3109202361		sethweisss@gmail.com					
				Seth Weiss		Legal	3109202361		3109202361		sethweisss@gmail.com					
				Seth Weiss		On-Site Manager	3109202361		3109202361		sethweisss@gmail.com					
		Custom CAM Info	CAM Percent	Unit												
			0.00	7 & 15												
			0.00													
Hermosa Pier, LLC (657930)	4	Karmic Energy, Inc. (t0000317)	Retail - Gross	534.00	08/01/2014			9.42	1,944.83	3.64	23,337.96	43.70	0.00	0.00	1,228.20	0.00
	Unit Types	Unit Code	Unit Types													
		4														

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Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		4	101		06/01/2023		06/01/2023		534.00	Bolour						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	4	Rentable	534.00	06/01/2023		1,944.83	3.64	23,337.96	43.70	0.00	23,337.96		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	4	Rentable	534.00	06/01/2023		1,944.83	3.64	23,337.96	43.70	0.00	23,337.96		
	Contact	Company		Name		Role		Office #		Mobile #		eMail				
				Caroline Londergan		Billing Primary		3109405584				caroline@whitehousepilates.com				
		Custom CAM Info	CAM Percent	Unit												
			0.00	4												
			0.00													
Hermosa Pier, LLC (657930)	5	NAEB LA LLC (t0000484)	Retail - NNN	850.00	12/01/2023	11/30/2024	12	0.08	2,550.00	3.00	30,600.00	36.00	0.00	0.00	2,550.00	0.00
	Unit Types	Unit Code	Unit Types													
		5														
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		5	101		12/01/2023	11/30/2024	12/01/2023		850.00	Bolour						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	5	Rentable	850.00	12/01/2023	11/30/2024	2,550.00	3.00	30,600.00	36.00	0.00	30,600.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	5	Rentable	850.00	12/01/2023	11/30/2024	2,550.00	3.00	30,600.00	36.00	0.00	30,600.00		
	Clauses	Name	Date	Reference	Description											
		Parking	12/01/2023		No parking is provided at the Project.											
		General Provision	12/01/2023		Lessee is not obligated to pay Lessee's Share of Common Area Expenses during the one-year Original Term											
		Utilities	12/01/2023		TT pays utilities for the Premises directly.											

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		Late Fee	12/01/2023		If a payment is not received within 5 days of due date, TT must pay a late charge of 10% of each overdue amount or \$100, whichever is greater. Interest rate of 10% will be charged on the 31 st day after due date.											
		Signage	12/01/2023		TT may install a Premise Sign above the entrance to the Premises, at TT's sole cost and expense.											
		Lessor's Early Termination Rights	12/01/2023		LL can terminate upon 90 days' notice to TT TT to be paid a \$5,000 early termination fee											
	Contact	Company		Name		Role		Office #		Mobile #		eMail				
				Travis Ford		Primary						nextadventureebikes@gmail.com				
				Travis Taylor Ford		Billing Primary						nextadventureebikes@gmail.com				
		Custom CAM Info	CAM Percent	Unit												
			5.65													
			5.65													
Hermosa Pier, LLC (657930)	6	Cincip (t0000319)	Retail - Gross	455.00	06/01/2021	05/31/2025	48	2.58	1,200.00	2.64	14,400.00	31.65	0.00	0.00	1,137.50	0.00
	Unit Types	Unit Code	Unit Types													
		6														
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		6	101		06/01/2023	05/31/2025	06/01/2023		455.00	Bolour						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	6	Rentable	455.00	06/01/2023	05/31/2025	1,200.00	2.63	14,400.00	31.64	0.00	14,400.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	6	Rentable	455.00	06/01/2023	05/31/2025	1,200.00	2.63	14,400.00	31.64	0.00	14,400.00		
	Options	Type	Notes			Status		Who	Date	Valid Till Date	Term	Earliest	Latest	Monthly Rent	Description	Time of Essence
		Renewal				Active		Tenant	05/31/2025		12		05/31/2025		No option to extend	
	Contact	Company		Name		Role		Office #		Mobile #		eMail				
				Chloé Johnson		Billing Primary						cincipla@gmail.com				
				Chloé Johnson		Legal						cincipla@gmail.com				
				Chloé Johnson		On-Site Manager						cincipla@gmail.com				

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Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
		Custom CAM Info	CAM Percent	Unit												
			0.00	6												
			0.00													
Hermosa Pier, LLC (657930)	9-AUG	Skin Savvy Management, Inc (t0000418)	Retail - NNN	850.00	01/22/2023	08/31/2028	68	1.00	2,550.00	3.00	30,600.00	36.00	0.00	0.00	2,956.15	0.00
	Unit Types	Unit Code	Unit Types													
		9-AUG														
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		9-AUG	101		01/22/2023	08/31/2028	01/22/2023		850.00	Bolour						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	9-AUG	Rentable	850.00	01/22/2023	01/31/2024	2,550.00	3.00	30,600.00	36.00	0.00	30,600.00		
		rent	Rent	9-AUG	Rentable	850.00	02/01/2024	01/31/2025	2,626.50	3.09	31,518.00	37.08	0.00	31,518.00		
		rent	Rent	9-AUG	Rentable	850.00	02/01/2025	01/31/2026	2,705.30	3.18	32,463.60	38.19	0.00	32,463.60		
		rent	Rent	9-AUG	Rentable	850.00	02/01/2026	01/31/2027	2,786.45	3.27	33,437.40	39.33	0.00	33,437.40		
		rent	Rent	9-AUG	Rentable	850.00	02/01/2027	01/31/2028	2,870.05	3.37	34,440.60	40.51	0.00	34,440.60		
		rent	Rent	9-AUG	Rentable	850.00	02/01/2028	08/31/2028	2,956.15	3.47	35,473.80	41.73	0.00	35,473.80		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area a	Manageme nt Fee	Annual Gross Amount		
		rent	Rent	9-AUG	Rentable	850.00	01/22/2023	01/31/2024	2,550.00	3.00	30,600.00	36.00	0.00	30,600.00		
	Contact	Company		Name		Role	Office #		Mobile #		eMail					
				Bree Glantz		Billing Primary	8053581222				bree@skinsavvy.com					
				Bree Glantz		On-Site Manager	8053581222				bree@skinsavvy.com					
				Jennift Salerno		Legal					jeni.salerno@me.com					
		Custom CAM Info	CAM Percent	Unit												
			0.00	8 & 9												
			0.00													
Hermosa Pier, LLC (657930)	14	VACANT		1,100.00												
	Unit Types	Unit Code	Unit Types													
		14														



Property: 657930   As of Date: 12/31/2023   By Property

Notes : 1. \* Future Active lease / Future Active Amendment   2. \*\* Pending Amendments   3. \*\*\* Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
Hermosa Pier, LLC (657930)	STORAGE	VACANT		431.00												
	Unit Types	Unit Code	Unit Types													
		STORAGE														
Occupancy Summary		Area	Percentage													
Occupied Area		13,596.00	89.88													
Vacant Area		1,531.00	10.12													
Total		15,127.00	100.00													
Summary of Lease Types		# of Leases	Total Area													
Retail - Gross		4	6,283.00													
Retail - NNN		5	7,313.00													
VACANT			1,531.00													
Summary by Charge Code		Monthly Amount														
Rent (rent)		56,968.16														
CAM - Estimate (tr-cam)		9,171.60														
Occupancy Summary		Area	Percentage													
Total Occupied Area		13,596.00	89.88													
Total Vacant Area		1,531.00	10.12													
Grand Total		15,127.00	100.00													