

Database: EXETER
Bldg Status: Active only

Rent Roll
Exeter 7555 Woodland (2020), LLC (IN)
12/31/2023

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Date: 3/8/2024
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Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA	Monthly	Annual	Monthly	Expense	Monthly	-- Future Rent Increases -----			
					Sqft	Base Rent	Rate PSF	Cost Recovery	Stop	Other Income	Cat	Date	Monthly Amount	PSF

Occupied Suites

3254	100	Fitzmark, Inc.	1/29/2021	8/31/2024	89,704	30,541.20	4.09	18,166.56		RNT	6/1/2024	31,457.44	4.21
3254	103	Rexel USA, Inc.	1/29/2021	1/31/2026	105,376	42,721.66	4.87	16,672.59		RNT	11/1/2024	43,789.70	4.99
										RNT	11/1/2025	44,884.44	5.11
Totals:		Occupied Sqft:	100.00%	2 Units	195,080	73,262.86		34,839.15		0.00			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	195,080	73,262.86							
Total Exeter 7555 Woodland (2020), LLC		Occupied Sqft:	100.00%	2 Units	195,080	73,262.86		34,839.15		0.00			
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:		0 Units	0								
		Total Sqft:		2 Units	195,080	73,262.86							

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Rent Roll
Exeter 7601-7687 Winton (2020), LLC (IN)
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

Occupied Suites

3255	100	Golden Ventures, LLC	10/24/2002	8/31/2025	32,000	11,040.81	4.14	5,082.08			RNT	8/1/2024	11,261.63	4.22
											RNT	8/1/2025	11,486.86	4.31
3255	200	Schenker, Inc	5/1/2022	4/30/2026	40,000	19,398.33	5.82	6,733.33			RNT	5/1/2024	19,980.28	5.99
											RNT	5/1/2025	20,579.69	6.17
3255	300	GrinOn Industries LLC	7/26/2011	1/31/2028	25,600	13,866.67	6.50	4,100.00			RNT	2/1/2024	14,421.34	6.76
											RNT	2/1/2025	14,998.19	7.03
											RNT	2/1/2026	15,598.12	7.31
											RNT	2/1/2027	16,222.04	7.60
3255	400	Veho Tech, Inc	2/1/2022	3/31/2027	54,400	24,454.50	5.39	9,157.33			RNT	2/1/2024	25,127.00	5.54
											RNT	2/1/2025	25,817.99	5.70
											RNT	2/1/2026	26,527.98	5.85
											RNT	2/1/2027	27,257.50	6.01

Totals:		Occupied Sqft:	100.00%	4 Units	152,000	68,760.31		25,072.74		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		4 Units	152,000	68,760.31								

Total Exeter 7601-7687 Winton (2020), LL		Occupied Sqft:	100.00%	4 Units	152,000	68,760.31		25,072.74		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		4 Units	152,000	68,760.31								

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Rent Roll
Exeter 5250-5350 Lakeview (2020),LLC(IN)
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

Occupied Suites

3256	100	Beckman Coulter, Inc.	1/29/2021	8/31/2025	128,516	61,371.99	5.73	21,274.39			RNT	6/1/2024	62,599.43	5.85
											RNT	6/1/2025	63,851.42	5.96
3256	300	AMA USA, Inc.	1/29/2021	8/31/2025	24,348	12,539.22	6.18	3,165.24			RNT	8/1/2024	12,915.40	6.37

Totals:		Occupied Sqft:	100.00%	2 Units	152,864	73,911.21		24,439.63		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		2 Units	152,864	73,911.21								

Total Exeter 5250-5350 Lakeview (2020),I		Occupied Sqft:	100.00%	2 Units	152,864	73,911.21		24,439.63		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		2 Units	152,864	73,911.21								

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Rent Roll
Exeter 7645 Woodland(2020), LLC (IN)
12/31/2023

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

Occupied Suites

3257	100	Specialty Coating Systems SCS	1/29/2021	7/31/2026	60,224	36,385.33	7.25	18,587.50			OPX	1/1/2024	21,033.95	4.19
											RNT	6/1/2024	36,887.20	7.35
											RNT	6/1/2025	37,389.07	7.45
											RNT	6/1/2026	37,890.93	7.55
Totals:		Occupied Sqft:	100.00%	1 Units	60,224	36,385.33		18,587.50		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	60,224	36,385.33								
Total Exeter 7645 Woodland(2020), LLC (Occupied Sqft:	100.00%	1 Units	60,224	36,385.33		18,587.50		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	60,224	36,385.33								

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Rent Roll
Exeter 5045 West 79th(2020), LLC (IN)
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					GLA	Monthly	Annual	Monthly	Expense	Monthly	-- Future Rent Increases -----			
Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	Sqft	Base Rent	Rate PSF	Cost Recovery	Stop	Other Income	Cat	Date	Monthly Amount	PSF

Occupied Suites

3258	100	Premier Packaging,LLC	8/15/2022	10/31/2029	251,541	90,240.33	4.30	29,408.70		RNT	9/1/2024	92,496.34	4.41
										RNT	9/1/2025	94,808.75	4.52
										RNT	9/1/2026	97,178.97	4.64
										RNT	9/1/2027	99,608.44	4.75
										RNT	9/1/2028	102,098.65	4.87
										RNT	9/1/2029	104,651.12	4.99
3258	200	Premier Packaging, LLC	1/29/2021	10/31/2029	252,623	70,372.46	3.34	29,535.20		RNT	5/1/2024	71,779.91	3.41
										RNT	5/1/2025	73,215.51	3.48
										RNT	5/1/2026	74,679.82	3.55
										RNT	3/1/2027	97,596.98	4.64
										RNT	9/1/2027	100,036.90	4.75
										RNT	9/1/2028	102,537.82	4.87
										RNT	9/1/2029	105,101.27	4.99

Totals:	Occupied Sqft:	100.00%	2 Units	504,164	160,612.79		58,943.90		0.00
	Leased/Unoccupied Sqft:		0 Units	0					
	Vacant Sqft:		0 Units	0					
	Total Sqft:		2 Units	504,164	160,612.79				

Total Exeter 5045 West 79th(2020), LLC (
Occupied Sqft:	100.00%	2 Units	504,164	160,612.79		58,943.90		0.00	
Leased/Unoccupied Sqft:		0 Units	0						
Vacant Sqft:		0 Units	0						
Total Sqft:		2 Units	504,164	160,612.79					

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Rent Roll
Exeter 4080 Perry (2020), LLC (IN)
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					GLA	Monthly	Annual	Monthly	Expense	Monthly	-- Future Rent Increases -----			
Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	Sqft	Base Rent	Rate PSF	Cost Recovery	Stop	Other Income	Cat	Date	Monthly Amount	PSF

Occupied Suites

3259	100	Home Depot USA, Inc HD#8081A01	1/29/2021	3/31/2026	497,860	165,953.33	4.00	86,339.82			OPX	1/1/2024	86,190.42	2.08
											RNT	4/1/2024	170,931.93	4.12
											RNT	4/1/2025	176,059.89	4.24

Totals:		Occupied Sqft:	100.00%	1 Units	497,860	165,953.33		86,339.82		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	497,860	165,953.33								

Total Exeter 4080 Perry (2020), LLC (IN):		Occupied Sqft:	100.00%	1 Units	497,860	165,953.33		86,339.82		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	497,860	165,953.33								

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Rent Roll
Exeter 1380 Perry (2020), LLC (IN)
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Occupied Suites

3260	100	GXO Logistics Supply Chain, Inc.	1/29/2021	9/30/2028	260,400	100,037.21	4.61	35,805.00	OPX	1/1/2024	38,827.01	1.79
									RNT	4/1/2024	110,670.21	5.10
									RNT	10/1/2024	114,142.21	5.26
									RNT	10/1/2025	117,614.21	5.42
									RNT	10/1/2026	121,303.21	5.59
									RNT	10/1/2027	125,209.21	5.77

Totals:	Occupied Sqft:	100.00%	1 Units	260,400	100,037.21	35,805.00	0.00
	Leased/Unoccupied Sqft:		0 Units	0			
	Vacant Sqft:		0 Units	0			
	Total Sqft:		1 Units	260,400	100,037.21		

Total Exeter 1380 Perry (2020), LLC (IN):							
Occupied Sqft:	100.00%	1 Units	260,400	100,037.21		35,805.00	0.00
Leased/Unoccupied Sqft:		0 Units	0				
Vacant Sqft:		0 Units	0				
Total Sqft:		1 Units	260,400	100,037.21			

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Rent Roll
Exeter 117-119 Industrial(2020), LLC (IL
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

Occupied Suites

3261	100	Geodis Logistics, LLC (fka Ozburn-He	1/29/2021	6/30/2025	210,496	77,159.94	4.40	19,997.12			RNT	7/1/2024	79,860.54	4.55
3261	200	Geodis Logistics, LLC (fka Ozburn-He	1/29/2021	1/31/2027	100,000	30,345.00	3.64	9,500.00			RNT	2/1/2024	36,250.00	4.35
											RNT	2/1/2025	37,518.75	4.50
											RNT	2/1/2026	38,831.91	4.66
3261	300	Geodis Logistics, LLC (EXP) (fka Ozbi	1/29/2021	5/31/2026	140,172	50,812.35	4.35	13,316.34			RNT	6/1/2024	52,590.78	4.50
											RNT	6/1/2025	54,431.46	4.66
3261	GRND	(MTM) Heepke Enterprises LLC	1/29/2021	12/31/2099	0	125.00								
Totals:			Occupied Sqft:	100.00%	3 Units	450,668	158,442.29		42,813.46				0.00	
			Leased/Unoccupied Sqft:		0 Units	0								
			Vacant Sqft:		0 Units	0								
			Total Sqft:		3 Units	450,668	158,442.29							
Total Exeter 117-119 Industrial(2020), LL			Occupied Sqft:	100.00%	3 Units	450,668	158,442.29		42,813.46				0.00	
			Leased/Unoccupied Sqft:		0 Units	0								
			Vacant Sqft:		0 Units	0								
			Total Sqft:		3 Units	450,668	158,442.29							

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Rent Roll
Exeter 271 Omega (2020), LLC (KY)
12/31/2023

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Occupied Suites

3262	100	McKesson Corporation	1/29/2021	9/30/2024	283,900	140,767.08	5.95	28,350.93	OPX	1/1/2024	30,514.40	1.29
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Totals:	Occupied Sqft:	100.00%	1 Units	283,900	140,767.08	28,350.93	0.00
	Leased/Unoccupied Sqft:		0 Units	0			
	Vacant Sqft:		0 Units	0			
	Total Sqft:		1 Units	283,900	140,767.08		

Total Exeter 271 Omega (2020), LLC (KY)							
Occupied Sqft:	100.00%	1 Units	283,900	140,767.08		28,350.93	0.00
Leased/Unoccupied Sqft:		0 Units	0				
Vacant Sqft:		0 Units	0				
Total Sqft:		1 Units	283,900	140,767.08			

Database: EXETER
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Rent Roll
Exeter 150 Omicron (2020), LLC (KY)
12/31/2023

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

Occupied Suites

3263	100	Rue La La, Inc	1/29/2021	7/31/2029	399,600	135,116.75	4.06	30,969.00			OPX	1/1/2024	34,965.00	1.05
											RNT	9/1/2024	137,819.09	4.14
											RNT	9/1/2025	140,575.47	4.22
											RNT	9/1/2026	143,386.98	4.31
											RNT	9/1/2027	146,254.72	4.39
											RNT	9/1/2028	149,179.81	4.48
Totals:			Occupied Sqft:	100.00%	1 Units	399,600	135,116.75		30,969.00				0.00	
			Leased/Unoccupied Sqft:		0 Units	0								
			Vacant Sqft:		0 Units	0								
			Total Sqft:		1 Units	399,600	135,116.75							
Total Exeter 150 Omicron (2020), LLC (K'			Occupied Sqft:	100.00%	1 Units	399,600	135,116.75		30,969.00				0.00	
			Leased/Unoccupied Sqft:		0 Units	0								
			Vacant Sqft:		0 Units	0								
			Total Sqft:		1 Units	399,600	135,116.75							

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

Occupied Suites

3264	100	CEVA Freight, LLC (Eagle Global Log	1/29/2021	3/31/2027	218,064	89,406.24	4.92	20,274.49			RNT	4/1/2024	91,641.40	5.04
											RNT	4/1/2025	93,932.44	5.17
											RNT	4/1/2026	96,280.75	5.30

Totals:	Occupied Sqft:	100.00%	1 Units	218,064	89,406.24		20,274.49			0.00
	Leased/Unoccupied Sqft:		0 Units	0						
	Vacant Sqft:		0 Units	0						
	Total Sqft:		1 Units	218,064	89,406.24					

Total Exeter 2850 Earhart (2020), LLC (K'	Occupied Sqft:	100.00%	1 Units	218,064	89,406.24		20,274.49			0.00
	Leased/Unoccupied Sqft:		0 Units	0						
	Vacant Sqft:		0 Units	0						
	Total Sqft:		1 Units	218,064	89,406.24					

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Rent Roll
Exeter 5201 Interchange(2020), LL KY
12/31/2023

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

Occupied Suites

3265	100	National Tobacco CO.	8/5/2010	1/31/2031	248,400	77,205.18	3.73				RNT	2/1/2024	79,135.31	3.82
											RNT	2/1/2025	81,113.69	3.92
											RNT	2/1/2026	83,141.53	4.02
											RNT	2/1/2027	85,220.07	4.12
											RNT	2/1/2028	87,350.57	4.22
											RNT	2/1/2029	89,534.33	4.33
											RNT	2/1/2030	91,772.69	4.43

Totals:		Occupied Sqft:	100.00%	1 Units	248,400	77,205.18		0.00		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	248,400	77,205.18								

Total Exeter 5201 Interchange(2020), LL I		Occupied Sqft:	100.00%	1 Units	248,400	77,205.18		0.00		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	248,400	77,205.18								

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Rent Roll
Exeter 2000 Stanley Gault (2020), LLC
12/31/2023

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

Occupied Suites

3266	100	Faurecia Interiors Louisville	3/1/2011	12/31/2025	214,000	91,691.02	5.14	19,484.91			OPX	1/1/2024	21,383.95	1.20
											RNT	3/1/2024	93,524.84	5.24
											RNT	3/1/2025	95,395.34	5.35

Totals:		Occupied Sqft:	100.00%	1 Units	214,000	91,691.02		19,484.91		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	214,000	91,691.02								

Total Exeter 2000 Stanley Gault (2020), L		Occupied Sqft:	100.00%	1 Units	214,000	91,691.02		19,484.91		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	214,000	91,691.02								

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Rent Roll
Exeter 6500 Adelaide (2020), LLC(OH)
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					GLA	Monthly	Annual	Monthly	Expense	Monthly	-- Future Rent Increases -----			
Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	Sqft	Base Rent	Rate PSF	Cost Recovery	Stop	Other Income	Cat	Date	Monthly Amount	PSF

Occupied Suites

3267	100	McKesson Medical-Surgical Inc.	9/15/2020	6/30/2025	354,676	140,392.58	4.75	75,904.23			OPX	1/1/2024	76,213.67	2.58
											RNT	1/1/2024	144,604.36	4.89
											RNT	1/1/2025	148,942.49	5.04

Totals:		Occupied Sqft:	100.00%	1 Units	354,676	140,392.58		75,904.23		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	354,676	140,392.58								

Total Exeter 6500 Adelaide (2020), LLC(C		Occupied Sqft:	100.00%	1 Units	354,676	140,392.58		75,904.23		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	354,676	140,392.58								

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Exeter 120 Trans Air (2020), LLC (NC)
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					GLA	Monthly	Annual	Monthly	Expense	Monthly	-- Future Rent Increases -----			
Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	Sqft	Base Rent	Rate PSF	Cost Recovery	Stop	Other Income	Cat	Date	Monthly Amount	PSF

Occupied Suites

3268	100	AmerisourceBergen Drug Corp	1/1/2007	9/30/2031	164,005	94,489.28	6.91	11,312.82			OPX	1/1/2024	13,181.74	0.96
											RNT	10/1/2024	129,837.29	9.50
											RNT	10/1/2025	135,030.78	9.88
											RNT	10/1/2026	140,432.01	10.28
											RNT	10/1/2027	146,049.29	10.69
											RNT	10/1/2028	151,891.26	11.11
											RNT	10/1/2029	157,966.91	11.56
											RNT	10/1/2030	164,285.59	12.02

Totals:		Occupied Sqft:	100.00%	1 Units	164,005	94,489.28		11,312.82		0.00
		Leased/Unoccupied Sqft:		0 Units	0					
		Vacant Sqft:		0 Units	0					
		Total Sqft:		1 Units	164,005	94,489.28				

Total Exeter 120 Trans Air (2020), LLC (N		Occupied Sqft:	100.00%	1 Units	164,005	94,489.28		11,312.82		0.00
		Leased/Unoccupied Sqft:		0 Units	0					
		Vacant Sqft:		0 Units	0					
		Total Sqft:		1 Units	164,005	94,489.28				

Database: EXETER
Bldg Status: Active only

Rent Roll
Exeter 4800 Corporation(2020)LLC (NC)
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

Vacant Suites

3269	200	Vacant			506,115								
Totals:			Occupied Sqft:	0.00%	0 Units	0	0.00	0.00		0.00			
			Leased/Unoccupied Sqft:		0 Units	0							
			Vacant Sqft:	100.00%	1 Units	506,115							
			Total Sqft:		1 Units	506,115							
Total Exeter 4800 Corporation(2020)LLC			Occupied Sqft:	0.00%	0 Units	0	0.00	0.00		0.00			
			Leased/Unoccupied Sqft:		0 Units	0							
			Vacant Sqft:	100.00%	1 Units	506,115							
			Total Sqft:		1 Units	506,115							

Database: EXETER
Bldg Status: Active only

Rent Roll
Exeter 1080 Jenkins Brother(2020) LLC
12/31/2023

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

Occupied Suites

3270	100	Amcor PET Packaging	8/1/1998	7/31/2028	660,200	279,484.67	5.08				RNT	8/1/2024	287,869.21	5.23
											RNT	8/1/2025	296,505.29	5.39
											RNT	8/1/2026	305,400.45	5.55
											RNT	8/1/2027	314,562.46	5.72
Totals:		Occupied Sqft:	100.00%	1 Units	660,200	279,484.67		0.00		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	660,200	279,484.67								
Total Exeter 1080 Jenkins Brother(2020)		Occupied Sqft:	100.00%	1 Units	660,200	279,484.67		0.00		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	660,200	279,484.67								

Database: EXETER
Bldg Status: Active only

Rent Roll
Exeter 801 Swan (2020), LLC (TN)
12/31/2023

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

Occupied Suites

3271	100	Goggin Warehousing, LLC	5/1/2018	4/30/2029	229,504	73,025.65	3.82	14,153.00			RNT	5/1/2024	114,752.00	6.00
											RNT	5/1/2025	118,768.32	6.21
											RNT	5/1/2026	122,925.21	6.43
											RNT	5/1/2027	127,227.59	6.65
											RNT	5/1/2028	131,680.56	6.89

Totals:		Occupied Sqft:	100.00%	1 Units	229,504	73,025.65		14,153.00		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	229,504	73,025.65								

Total Exeter 801 Swan (2020), LLC (TN):		Occupied Sqft:	100.00%	1 Units	229,504	73,025.65		14,153.00		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	229,504	73,025.65								

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

Occupied Suites

3272	100	Remar, Inc.	5/1/2020	6/30/2025	207,080	83,015.54	4.81	21,915.00			RNT	5/1/2024	84,883.31	4.92
											RNT	5/1/2025	86,793.27	5.03

Totals:	Occupied Sqft:	100.00%	1 Units	207,080	83,015.54		21,915.00			0.00
	Leased/Unoccupied Sqft:		0 Units	0						
	Vacant Sqft:		0 Units	0						
	Total Sqft:		1 Units	207,080	83,015.54					

Total Exeter 300 Oakbluff (2020), LLC(TN)							
Occupied Sqft:	100.00%	1 Units	207,080	83,015.54		21,915.00	0.00
Leased/Unoccupied Sqft:		0 Units	0				
Vacant Sqft:		0 Units	0				
Total Sqft:		1 Units	207,080	83,015.54			

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Bldg Status: Active only

Rent Roll
Exeter 200 Northfork(2020), LLC (TN)
12/31/2023

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Occupied Suites

3273	100	PODS Enterprises, LLC	6/1/2017	9/30/2027	66,000	39,562.88	7.19	5,390.00	RNT	10/1/2024	40,947.58	7.45
									RNT	10/1/2025	42,380.75	7.71
									RNT	10/1/2026	43,864.08	7.98
3273	300	Hanes Companies, Inc	3/1/2014	3/1/2029	34,500	12,134.39	4.22	2,875.00	RNT	3/1/2024	22,281.25	7.75
									RNT	3/1/2025	23,116.80	8.04
									RNT	3/1/2026	23,983.68	8.34
									RNT	3/1/2027	24,883.07	8.65
									RNT	3/1/2028	25,816.19	8.98

Totals:	Occupied Sqft:	100.00%	2 Units	100,500	51,697.27	8,265.00	0.00
	Leased/Unoccupied Sqft:		0 Units	0			
	Vacant Sqft:		0 Units	0			
	Total Sqft:		2 Units	100,500	51,697.27		

Total Exeter 200 Northfork(2020), LLC (T							
Occupied Sqft:	100.00%	2 Units	100,500	51,697.27		8,265.00	0.00
Leased/Unoccupied Sqft:		0 Units	0				
Vacant Sqft:		0 Units	0				
Total Sqft:		2 Units	100,500	51,697.27			

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

Occupied Suites

3274	100	OSA International , INC.	1/1/2020	2/28/2027	67,000	26,816.38	4.80	6,197.50			RNT	1/1/2024	27,486.79	4.92
											RNT	1/1/2025	28,173.96	5.05
											RNT	1/1/2026	28,878.31	5.17
											RNT	1/1/2027	29,600.27	5.30
Totals:		Occupied Sqft:	100.00%	1 Units	67,000	26,816.38		6,197.50		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	67,000	26,816.38								
Total Exeter 100 Northfork(2020), LLC(TN)		Occupied Sqft:	100.00%	1 Units	67,000	26,816.38		6,197.50		0.00				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:		0 Units	0									
		Total Sqft:		1 Units	67,000	26,816.38								

Database: EXETER
Bldg Status: Active only

Rent Roll
Exeter 431 Smith (2020), LLC (TN)
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

Occupied Suites

3275 100 Kirkland's 6/1/2004 12/31/2029 771,000 153,388.45 2.39

Totals: Occupied Sqft: 100.00% 1 Units 771,000 153,388.45 0.00 0.00
Leased/Unoccupied Sqft: 0 Units 0
Vacant Sqft: 0 Units 0
Total Sqft: 1 Units 771,000 153,388.45

Total Exeter 431 Smith (2020), LLC (TN): Occupied Sqft: 100.00% 1 Units 771,000 153,388.45 0.00 0.00
Leased/Unoccupied Sqft: 0 Units 0
Vacant Sqft: 0 Units 0
Total Sqft: 1 Units 771,000 153,388.45

Grand Total: Occupied Sqft: 92.44% 30 Units 6,191,189 2,273,861.42 563,668.08 0.00
Leased/Unoccupied Sqft: 0 Units 0
Vacant Sqft: 7.56% 1 Units 506,115
Total Sqft: 31 Units 6,697,304 2,273,861.42