Note: * Future Active Lease / Future Active Amendment

					Current Monthly Charges				Rent Inc. r.Step.Up		
Suite No.	Tenant Name	Square Feet	Term	Security Deposit	Chg Code	Amount	Amount PSF	Date	Rate	Comments	
0100, 1400,	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		
1400A, CC003, CC004			Original Lease 10/01/08 to 02/28/18		opexreim	3,778.47	0.92	12/1/24	\$48,177.32		
			Renewal 03/01/18 to 04/30/27		opexreim	11,830.94	0.95	12/1/25	\$49,381.59		
			Expansion 08/01/20 to 04/30/27		ornt5056	25,364.58	2.03	12/1/26	\$50,619.60		
					ornt5056	15,466.67	1.55				
					ornt5056	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		
	Davians		Original Lease 06/01/08 to 05/31/18		ornt5056	0.00					
			Expansion 08/01/20 to 05/31/23								
			Renewal 06/01/23 to 06/30/24								
	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		
)210B			Original Lease 04/01/20 to 05/31/25		retail	650.00	0.56	6/1/24	\$700.00		
			Expansion 08/01/20 to 05/31/25								
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		
			Original Lease 05/01/16 to 04/30/21		ornt5056	8,525.87	1.91				
			Renewal 05/01/22 to 04/30/24		realtax	1,402.76					
						,					
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		
	Benefits MKE Benefits		Original Lease 11/01/18 to 12/31/20		opexreim	1,450.68	0.95	1/1/25	\$2,418.33		
			Renewal 01/01/21 to 06/30/26		ornt5056	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		
			Original Lease 11/01/13 to 08/31/17		ornt5056	2,018.15	1.34	9/1/24	\$2,340.22		
			Renewal 09/01/22 to 09/30/25		realtax	534.73	0.36	9/1/23	\$2,283.14		
					storage	264.99	0.72				
0401, 0800, 0900, 1000,	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		
1100, CC005,			Expansion 08/01/18 to 10/31/23		elec	18.02	0.00	11/1/23	\$0.00		
ST420, ST698			Expansion 08/01/18 to 05/31/28		opexreim	75,919.06	0.84	1/1/24	\$2,320.56		
			Expansion 08/01/20 to 05/31/28					8/1/24	\$150,920.00		

Middleton Milwaukee Investors LLC (7824-wi) February 2024

Note: * Future Active Lease / Future Active Amendment

Note. Fut	ure Active Lease / Future Active A	Amenament							
			Renewal 11/01/23 to 05/31/28		realtax	30,100.13	0.33	1/1/25	\$2,390.18
					storage	0.00	0.00	8/1/25	\$154,693.00
					storage	1,347.94	1.12	1/1/26	\$2,461.88
					storage	863.35	0.95	8/1/26	\$158,541.46
					storage	109.27	0.00	1/1/27	\$2,535.74
								8/1/27	\$162,540.84
								1/1/28	\$2,611.81
0500	Management Office	2,585	08/01/20 to	\$0.00					
			Original Lease 08/01/20 to						
0505	ABM Industry Groups, LLC	3,734	07/12/15 to 06/30/25	\$0.00		2 220 02	0.89	7/1/24	\$6,095.76
	7 - 1 7 -	.,		,	opexreim ornt5056	3,336.82 5,946.40	1.59	7/1/23	\$5,946.40
			Original Lease 07/12/15 to 06/30/20					7/1/20	\$500.00
			Renewal 07/01/20 to 06/30/25		realtax	1,331.76	0.36	77.1720	4000.00
					storage	500.00	0.13		
0515, 0600, ST699	WAC Management, Inc.	31,057	09/01/15 to 09/30/28	\$0.00	ornt5056	54,533.60	1.76	9/1/28	(\$60,100.85)
	Wisconsin Athletic Club, Inc.		Original Lease 09/01/15 to 08/31/25		parking	0.00	0.00	9/1/27	\$60,100.85
			Expansion 08/01/20 to 08/31/25					9/1/23	\$54,533.60
			Expansion 09/01/25 to 09/30/28					9/1/24	\$55,618.08
			Renewal 09/01/25 to 09/30/28					9/1/25	\$57,760.96
								9/1/25	(\$5,258.17)
								9/1/26	\$58,917.76
0525	Rau Family Dentistry, LLC	1,368	06/01/10 to 05/31/29	\$3,075.86	opexreim	1,222.74	0.89	6/1/28	\$2,528.64
			Original Lease 06/01/10 to 05/31/19		ornt5056	2,181.24	1.59	6/1/27	\$2,454.99
			Renewal 06/01/19 to 05/31/29		realtax	488.01	0.36	6/1/26	\$2,383.49
								6/1/25	\$2,314.07
								6/1/24	\$2,246.67
								6/1/23	\$2,181.24
1250	First American Bank	2,832	12/29/20 to 03/31/26	\$0.00	opexreim	2,530.96	0.89	1/1/24	\$4,574.63
			Original Lease 12/29/20 to 03/31/26		ornt5056	4,574.63	1.62	1/1/25	\$4,689.00
					realtax	1,010.13	0.36	1/1/26	\$4,806.22
						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
1280	Mason Wells, Inc.	11,892	12/01/16 to 11/30/34	\$0.00		0.000.01	c ===	5/1/34	\$24,360.51
1200	mason wens, me.	11,092		φυ.υυ	opexreim	9,362.64	0.79	5/1/34	\$24,360.51
			HoldOver 12/01/23 to 04/30/24		ornt5056	17,019.41	1.43	5/1/33	\$24,360.51
			Renewal 05/01/24 to 11/30/34		realtax	3,712.07	0.31	5/1/33	\$23,824.46
								5/1/32	\$23,300.20
								5, .10 <u>L</u>	Ψ20,000.20

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1600

1625, 1630, ST1735

1800, 1825,

ST408

Decision Resources, Inc.

RSM US LLP

U.S. Legal Support, Inc.

Lindner & Marsack, S.C.

24,016 05/20/16 to 05/31/27

11,448

Original Lease 05/20/16 to 05/31/27

07/01/16 to 06/30/28

Renewal 01/01/23 to 06/30/28

12/01/17 to 01/31/26

Expansion 08/01/18 to 01/31/26

Expansion 11/01/18 to 01/31/26

14,493 06/17/03 to 03/31/30

\$28,018.67

\$0.00

\$3,693.08

\$0.00

opexreim

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18,710.54 33,688.74

7,534.38

9,034.12

17,356.84

3,581.82

3,613.70

7,112.86

1,442.27

(4,275.26)

81.15

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
0.78	6/1/23	\$33,688.74
1.40	6/1/24	\$34,530.96
0.31	6/1/25	\$35,394,23
0.31	6/1/26	\$36,279.09

0.79	1/1/24	\$17,356.84
1.52	1/1/25	\$17,790.76
0.31	1/1/26	\$18,235.53
	1/1/27	\$18,691.42
	1/1/28	\$19,158.70
0.89	1/1/26	\$86.09
1.76	12/1/25	\$7,472.95
0.36	1/1/25	\$83.58
0.98	12/1/24	\$7,290.69
0.30	1/1/24	\$81.15
	12/1/23	\$7,112.86
(0.31)	12/1/29	\$23,652.32

Middleton Milwaukee Investors LLC (7824-wi) February 2024

Note: * Future Active Lease / Future Active Amendment

12/1/28 \$23,075.43 Renewal 12/01/23 to 03/31/30 abatopex (10,783.13) (0.79)\$22,512.63 12/1/27 (19,926.67) oconc (1.46)12/1/26 \$21,963.54 opexreim 10,783.13 0.79 12/1/25 \$21,427.84 ornt5056 19,926.67 12/1/24 \$20,905.21 4,275.26 0.31 realtax \$20,395.33 263.62 0.55 12/1/23 storage (\$19,926.67) 12/1/23 205.04 0.58 storage 1850 CIBC Bancorp USA Inc. 7,779 09/26/16 to 09/30/27 \$18,060.24 \$13,484.49 10/1/26 opexreim 6.925.38 0.89 Cleary Gull, Inc. 10/1/25 \$13,155.60 Original Lease 09/26/16 to 09/30/27 ornt5056 12,521.69 1.61 10/1/24 \$12,834.73 realtax 2,774.52 0.36 10/1/23 \$12,521.69 2000 Landaas & Company 10/09/13 to 04/30/29 \$0.00 5/1/23 \$21,857.77 opexreim 12,020.84 0.88 5/1/24 \$22,404.21 Original Lease 10/09/13 to 08/31/18 ornt5056 21,857.77 1.60 5/1/25 \$22,964.32 Renewal 09/01/18 to 04/30/29 realtax 4,864.00 0.36 \$23,538.43 5/1/26 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 5/1/23 \$18,054.11 10,434.15 0.89 opexreim 5/1/24 \$18,505.46 Original Lease 05/01/17 to 04/30/27 ornt5056 18.054.11 1.55 5/1/25 \$18,968.10 realtax 4,164.38 0.36 5/1/26 \$19,442.30 2150 Robert Half International, Inc. 01/01/15 to 02/28/25 \$0.00 3/1/24 \$12,506.48 opexreim 6,736.21 0.89 3/1/23 \$12,201.45 Original Lease 01/01/15 to 02/28/21 ornt5056 12,201.45 1.61 Renewal 03/01/23 to 02/28/25 realtax 2,688.49 0.36 2200 Morgan Stanley Smith Barney 11/01/12 to 04/30/30 4/1/30 (\$6,981.53) \$0.00 0.95 19,831.39 opexreim Financing, LLC Morgan Stanley Domestic Holdings, 2/1/30 \$35,913.92 Renewal 05/01/23 to 01/31/25 ornt5056 36,529.83 1.74 \$34,867.89 2/1/29 Renewal 02/01/25 to 04/30/30 7,914.91 0.38 realtax 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) \$37,443.07 5/1/24 5/1/23 \$36,529.83

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Middleton Milwaukee Investors LLC (7824-wi) February 2024

Note: * Future Active Lease / Future Active Amendment

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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
	Wisconsin, inc.		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
					storage	313.00	0.03	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,	Quarles & Brady, LLP	163,163	07/01/86 to 09/30/28	\$0.00		404 000 00		10/1/23	\$278,736.79
2600, 2700,	quanto a biday, LLi	.00,100		ψ0.00	opexreim	131,822.70	0.81	10/1/24	\$285,535.25
2800, 2900, 3000			Contraction 05/31/21 to 09/30/28		ornt5056	278,736.79	1.71		
					realtax	54,236.73	0.33	10/1/25	\$292,333.71
								10/1/26 10/1/27	\$299,132.17 \$305,930.63
								10/1/2/	დას ე, ყას.ნპ

\$0.00

27,499

0305

VACANT

5,145

Middleton Milwaukee Investors LLC (7824-wi) February 2024

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\$0.00

Note: * Fut	Note: * Future Active Lease / Future Active Amendment							
DB001	United Parcel Service UPS Dropbox	0	08/01/14 to 12/31/24 Original Lease 08/01/14 to 07/31/18 Renewal 01/01/24 to 12/31/24	\$0.00	tenantre	41.67	0.00	
DB002	Federal Express	0	01/01/14 to Original Lease 01/01/14 to	\$0.00	tenantre	41.67	0.00	
RF001	MCI Metro Access Transmission Services Corp.	0	08/01/16 to 07/31/25 Original Lease 08/01/16 to 07/31/19 Renewal 08/01/22 to 07/31/25	\$0.00	ante	515.00	0.00	
RF002	NBB, LLC National Broadband	0	01/20/15 to 02/29/28 Renewal 03/01/18 to 02/28/19 Renewal 03/01/19 to 02/29/20 Renewal 03/01/23 to 02/29/28	\$0.00	ante	570.15	0.00	
RF003	Teleport Communications America, LLC	343	03/01/17 to 02/28/27 Renewal 03/01/22 to 02/28/27	\$0.00	ante	1,530.36	4.46	
RF005	Level 3 Communications, Inc.	0	07/01/15 to 06/30/27 Original Lease 07/01/15 to 06/30/19 Renewal 07/01/22 to 06/30/27	\$0.00	ante	731.59	0.00	
ST001	Cogent Communications, Inc.	0	06/22/11 to 07/31/26 Renewal 08/01/21 to 07/31/26	\$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

\$0.00

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

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 \$0.00 177 \$0.00 1290 VACANT \$0.00 1300 VACANT 22,638 \$0.00 \$0.00 1450 VACANT 9,505 \$0.00 \$0.00 1635 VACANT \$0.00 \$0.00 0 1650 VACANT 5,675 \$0.00 \$0.00 1660 VACANT 2,886 \$0.00 \$0.00 1675 VACANT 178 \$0.00 \$0.00 3,662 1700 VACANT \$0.00 \$0.00 1710 VACANT 3,210 \$0.00 \$0.00

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

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

\$174,097.01

LLC: 694,984

Vacant: 184,723 26.58 %

Occupied: 510,261 73.42 %

Current Monthly Charges

(4,275.26)

abateret

(10,783.13) abatopex ante 3,947.10 224.91 (24,475.63) oconc opexreim 367,618.31 772,494.07 ornt5056 0.00 parking (650.00) rconc 148,267.38 realtax retail 650.00 3,954.42 storage tenantre 83.33