819.92

 JDE EnterpriseOne 9.2
 1/3/2024
 16:44:27

 Mall St Matthews
 Page 1

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews

Property: 4229 Mall St Matthews --Current Charges---Future Rent & Expense Escalations---Overage/% In Lieu Rent Terms --Square Begin End Bill Begin Monthly Bill Monthly % Overage Annual Begin End Annual Rate/SF DBA Lease ID Footage Code Expense Description Date Date Amount Code Expense Description Date Date Amount Rate/SF Code Date Date Breakpoint Inc. % Anchor D100 DILLARD'S 203775 230,000 CAPD CAM PRORATA 03/01/2020 12/31/2045 5,703.26 .30 Lease Type : DS ANC Unit Type: 0 Lease Status: % In Lieu: 03/22/1995 Commencement Date: 03/22/1995 Open Date : Original End Date : 12/31/2045 Expire/Close Date : 12/31/2045 5,703.26 Total: D300 **JCPENNEY** 165,705 BMRD MINIMUM RENT 09/01/2022 08/31/2027 1,944.02 .14 CAFD CAM FIXED 09/01/2022 08/31/2027 10,356.56 .75 Lease Type : DS Unit Type : ANC Lease Status: % In Lieu: Commencement Date : 08/14/1967 Open Date : 01/08/1970 Original End Date : 08/31/2027 Expire/Close Date : 08/31/2027 12,300.58 Total: D400 DILLARD'S MEN'S & HOME 247051 118,430 CATD CAM TOE 04/01/2021 03/31/2026 CATD CAM TOE 3,059.44 04/01/2026 03/31/2031 3,355.52 .34 9.7% CATD CAM TOE 04/01/2031 3,651.60 .37 8.8% 03/31/2036 Lease Type : DS CATD CAM TOE 04/01/2036 03/31/2041 3,947.67 .40 8.1% ANC Unit Type : CATD CAM TOE 04/01/2041 12/31/2045 4,243.74 .43 7.5% 0 Lease Status: % In Lieu: 06/02/2007 Commencement Date : Open Date : 06/02/2007 Original End Date: 12/31/2045 Expire/Close Date : 12/31/2045 3,059.44 Total: DUNN ST. MATTHEWS HOTEL 506423 0 CAPO CAM PRORATA 01/01/2023 12/31/2023 819.92 CAPO CAM PRORATA 01/01/2024 12/31/2024 844.51 3.0% PARTNERS, LLC CAPO CAM PRORATA 01/01/2025 12/31/2025 869.85 3.0% ОТ CAPO CAM PRORATA 01/01/2026 12/31/2026 895.94 3.0% Lease Type : Unit Type : OUT CAPO CAM PRORATA 01/01/2027 12/31/2027 922.82 3.0% Lease Status: CAPO CAM PRORATA 01/01/2028 12/31/2028 950.51 3.0% % In Lieu: CAPO CAM PRORATA 01/01/2029 12/31/2029 979.02 3.0% 09/30/2016 CAPO CAM PRORATA 01/01/2030 12/31/2030 1,008.39 3.0% Commencement Date : Open Date : Original End Date : 12/31/2099 Expire/Close Date :

JDE EnterpriseOne 9.2

Mall St Matthews

As Of 12/25/2023

Page -Rent Roll - Capital Market - PDF

1/3/2024 16:44:27

2

Company : 04229 Mall St Matthews Property: 4229 Mall St Matthews

Ргорепу :	4229 Mall St	Matthews			Curren	t Charges				Future Re	ent & Expense	Escalations					Ove	rage/% In	Lieu Re	ent Terms -	
		5	Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annua	al <sup>9</sup>	%	Bill	Begin	End			Overage
Unit	DBA	Lease ID F	ootage	Code Expense Description		Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/S	<b>-</b>	nc.	Code	Date	Date	Bre	eakpoint	<u>%</u>
PAD01 JAR	ED GALLERIA OF JEWELRY	325581	6,057	BMRO MINIMUM RENT	02/01/2019	01/31/2024	14,666.67	29.06	BMRO MINIMUM RENT	02/01/2024	01/31/2029	16,133.33	31.	96 10.	.0%						
			.,	CATO CAM TOE	01/01/2023	12/31/2023	1,644.37		BMRO MINIMUM RENT	02/01/2029	01/31/2035			16 10.							
	Lease Type :	RT		REPO RET PRORATA	11/02/2013	01/31/2034	1,246.73	3 2.47	CATO CAM TOE	01/01/2024	12/31/2024	1,726.59	3.	42 5.0	0%						
	Unit Type :	OUT							CATO CAM TOE	01/01/2025	12/31/2025	1,812.92	3.	59 5.0	0%						
	Lease Status :	0							CATO CAM TOE	01/01/2026	12/31/2026	1,903.56	3.	77 5.0	0%						
	% In Lieu:								CATO CAM TOE	01/01/2027	12/31/2027			96 5.0							
	Commencement Date								CATO CAM TOE	01/01/2028	12/31/2028			16 5.0							
	Open Date :	11/02/20							CATO CAM TOE	01/01/2029	12/31/2029			37 5.0							
	Original End Date :	01/31/20							CATO CAM TOE	01/01/2030	12/31/2030			58 5.0							
	Expire/Close Date :	01/31/20	J35						CATO CAM TOE CATO CAM TOE	01/01/2031 01/01/2032	12/31/2031 12/31/2032			81 5.0 05 5.0							
									CATO CAM TOE	01/01/2032	12/31/2032			31 5.0							
									CATO CAM TOE	01/01/2034	12/31/2034			57 5.0							
									CATO CAM TOE	01/01/2035	01/31/2035			85 5.0							
									REPO RET PRORATA	02/01/2034	01/31/2035										
				Total:		•	17,557.77	,													
nline																					
1010 AGA	.PF	510565	2 500	SPBM SP RENT-12+	11/01/2023	12/31/2023	5 100 00	24.48	SPBM SP RENT-12+	01/01/2024	01/31/2024	3,153.00	15	13 -38	8 2%						
1010 7107	Lease Type :	SL	2,000	OF BIN OF REIVE 12.	11/01/2020	12/01/2020	0,100.00	24.40	OF BIN OF REITH 12.	01/01/2024	01/01/2024	0,100.00	10.	10 00	J. 2 70						
	Unit Type :	INM																			
	Lease Status :	0																			
	% In Lieu :																				
	Commencement Date	: 10/01/20	)21																		
	Open Date :	10/01/20																			
	Original End Date :	01/31/20																			
	Expire/Close Date :	01/31/20	)24	Total :		-	5,100.00	_													
				Total .			3,100.00	,													
015 CHA	MPS SPORTS	333429	5.910	BMRP MINIMUM RENT	05/01/2023	04/30/2024	51.407.15	5 104.38								PCTP	01/01/2023	12/31/20	)23 6	6.788.772.4°	5.00%
			-,	HVAP HVAC ENERGY	07/01/2022	04/30/2024	247.00										01/01/2024				5.00%
	Lease Type :	RT		HVFP HVAC EQUIP	05/01/2023	04/30/2024	642.60														
	Unit Type :	INM		REPP RET PRORATA	04/01/2019	04/30/2024		3.83													
	Lease Status :	0		WTSP WATER & SEWER	04/08/2014	04/30/2024	70.00	.14													
	% In Lieu:																				
	Commencement Date																				
	Open Date :	04/08/20																			
	Original End Date :	04/30/20																			
	Expire/Close Date :	04/30/20	)24	Total :			54,252.50	_													
				Total .			34,232.30														
1023 LEG	GINGS HOUSE	529326	2,264	SPBM SP RENT-12+	07/01/2023	07/31/2024	2,683.33	3 14.22													
	Lease Type :	SL																			
	Unit Type :	INM																			
	Lease Status :	0																			
	% In Lieu:																				
	Commencement Date																				
	Open Date :	07/01/20	023																		

Original End Date :

Expire/Close Date :

07/31/2024

07/31/2024

1/3/2024 16:44:27

Page - 3

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews
Property: 4229 Mall St Matthews

Property: 4229 Mall St	t Matthews			Current	Charges				Future Re	nt & Expense	e Escalations				Overa	age/% In Lie	eu Rent Terms -	
		Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	Begin	End		Overage
Unit DBA	Lease ID	Footage	Code Expense Description	<u>Date</u>	Date	Amount	Rate/SF		Date	Date	Amount	Rate/SF	Inc.	Code	e Date	Date	Breakpoint	<u>%</u>
			Total :			2,683.33	3											
1025 FOOT LOCKER	333426	5,834		09/01/2023	08/31/2024		99.16								P 01/01/2023			
	D.T.		HVAP HVAC ENERGY	07/01/2022	08/31/2024	245.00								PCTI	P 01/01/2024	08/31/2024	3,867,336.85	5 6.00%
Lease Type :	RT INM		HVFP HVAC EQUIP REPP RET PRORATA	09/01/2023 04/01/2019	08/31/2024 08/31/2024	634.34 1,861.57												
Unit Type : Lease Status :	O		WTSP WATER & SEWER	08/01/2019	08/31/2024	75.00												
% In Lieu :	ŭ			00/01/2010	00/01/2021	. 0.00												
Commencement Date	e: 07/26/2	2014																
Open Date :	07/26/2	2014																
Original End Date :	08/31/2																	
Expire/Close Date :	08/31/2	2024	Total .		-	54.004.00	_											
			Total :			51,024.20	,											
1040 ALL STAR ELITE	529531	6 739	SPBM SP RENT-12+	07/01/2023	07/31/2024	4 583 33	3 8.16											
Lease Type :	SL	-,		************	***********	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,												
Unit Type :	INM																	
Lease Status :	0																	
% In Lieu :																		
Commencement Date																		
Open Date : Original End Date :	07/01/2 07/31/2																	
Expire/Close Date :	07/31/2																	
<u> </u>			Total :		-	4,583.33	3											
																		_
050 FAST FIX JEWELRY REPAIRS	346882	546	BMRP MINIMUM RENT	12/01/2023	11/30/2024	6,743.65	5 148.21	BMRP MINIMUM RENT	12/01/2024	11/30/2025	6,945.96	152.66	3.0%	PCTI	P 01/01/2023	12/31/2023		
			CATP CAM TOE	01/01/2023	12/31/2023		5 42.18	CATP CAM TOE	01/01/2024	12/31/2024					P 01/01/2024		1,014,076.24	
Lease Type :	RT INM		COVR COVID REPAYMENT	12/01/2023	12/31/2023	645.40		CATP CAM TOE	01/01/2025	11/30/2025				PCTI	P 01/01/2025	11/30/2025	955,069.27	7 8.00%
Unit Type : Lease Status :	O		HVAP HVAC ENERGY HVFP HVAC EQUIP	12/01/2015 01/01/2023	11/30/2025 12/31/2023	90.00 168.75		HVFP HVAC EQUIP HVFP HVAC EQUIP	01/01/2024 01/01/2025	12/31/2024 11/30/2025			4.0% 4.0%					
% In Lieu :	Ü		REPP RET PRORATA	12/01/2015	11/30/2025	94.64		IIIII IIIIIO EQUII	0 1/0 1/2020	11/00/2020	102.02	4.01	4.070					
Commencement Date	e: 12/01/2	2015	WTSP WATER & SEWER	12/01/2015	11/30/2025		1.43											
Open Date :	12/01/2	2015																
Original End Date :	11/30/2																	
Expire/Close Date :	11/30/2	025			-		_											
			Total :			9,726.69												
055 RELAX PLACE, THE	360849	755	BMRP MINIMUM RENT	04/01/2023	03/31/2024	3 430 23	2 54.52	BMRP MINIMUM RENT	04/01/2024	03/31/2025	5 3,533.12	2 56.16	3.0%	PCTI	P 01/01/2023	12/31/2023	250 000 00	0 10.00%
on Exec, me	300043	755	HVFP HVAC EQUIP	04/01/2023	12/31/2023	223.98		BMRP MINIMUM RENT	04/01/2024	03/31/2026					P 01/01/2024			3 10.00%
Lease Type :	RT		REPP RET PRORATA	04/01/2023	03/31/2028	233.42		BMRP MINIMUM RENT	04/01/2026	03/31/2027					P 01/01/2025			3 10.00%
Unit Type :	INM		WTSP WATER & SEWER	04/01/2023	03/31/2028	70.00		BMRP MINIMUM RENT	04/01/2027	03/31/2028					P 01/01/2026			10.00%
Lease Status :	0							HVFP HVAC EQUIP	01/01/2024	12/31/2024	4 232.94	3.70	4.0%	PCTI	P 01/01/2027	12/31/2027	279,328.97	7 10.00%
% In Lieu :								HVFP HVAC EQUIP	01/01/2025	12/31/2025			4.0%	PCTI	P 01/01/2028	03/31/2028	70,344.46	6 10.00%
Commencement Date								HVFP HVAC EQUIP	01/01/2026	12/31/2026			4.0%					
Open Date :	04/01/2							HVFP HVAC EQUIP	01/01/2027	12/31/2027			4.0%					
Original End Date : Expire/Close Date :	03/31/2 03/31/2							HVFP HVAC EQUIP	01/01/2028	03/31/2028	3 272.5	4.33	4.0%					
	,- 1/-	-	Total:		-	3,957.62	2											
																		_
1075 EL NOPAL	355740	4,415	BMRE MINIMUM RENT	08/01/2023	07/31/2026		31.00								E 01/01/2023			
Lease Type	RT		REPE RET PRORATA WTSP WATER & SEWER	04/01/2020	07/31/2026		4.49								E 01/01/2024			
Lease Type :	KI		WISP WAIER & SEVVER	08/01/2019	07/31/2026	900.00	2.45							PCII	E 01/01/2025	12/31/2025	1,312,892.72	∠ /.UU%

1/3/2024 16:44:27 Page - 4

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews

Property 4229 Mall St Matthews --Current Charges---Future Rent & Expense Escalations---Overage/% In Lieu Rent Terms --Square Begin End Begin Rill % Monthly Annual Begin End Monthly Overage Annual DBA Lease ID Footage Expense Description Date Date Amount Rate/SF Code Expense Description Amount Rate/SF Date Date Breakpoint Date Date Code Inc. Unit Type : INM PCTE 01/01/2026 07/31/2026 765,854.09 7.00% 0 Lease Status : % In Lieu: Commencement Date : 08/01/2016 Open Date : Original End Date : Expire/Close Date : 07/31/2026 13,956.20 1100 CHICO'S 208041 3,458 BMRP MINIMUM RENT 08/01/2023 06/30/2024 16,857.75 58.50 BMRP MINIMUM RENT 07/01/2024 06/30/2025 12,402.69 43.04 -26.4% PCTP 07/01/2023 06/30/2024 4,045,860.00 5.00% CATP CAM TOE 07/01/2023 06/30/2024 10,846.59 37.64 BMRP MINIMUM RENT 07/01/2025 06/30/2026 12,774.77 44.33 3.0% PCTP 07/01/2024 06/30/2025 888,888.89 18.00% RT Lease Type: HVAP HVAC ENERGY 08/01/2023 06/30/2024 220.00 BMRP MINIMUM RENT 07/01/2026 06/30/2027 13,158.02 45.66 PCTP 07/01/2025 06/30/2026 915,557.53 18.00% Unit Type: INM REPP RET PRORATA 07/01/2023 06/30/2024 930.78 3.23 HVAP HVAC ENERGY 07/01/2024 06/30/2027 220.00 .76 PCTP 07/01/2026 06/30/2027 943,024.26 18.00% 0 WTSP WATER & SEWER Lease Status: 08/01/2023 06/30/2024 45.00 .16 REPP RET PRORATA 07/01/2024 06/30/2027 930.78 3.23 % In Lieu: WTSP WATER & SEWER 07/01/2024 06/30/2027 45.00 .16 Commencement Date : 05/19/2004 Open Date : 05/19/2004 Original End Date: 06/30/2027 Expire/Close Date : 06/30/2027 28,900.12 Total: SOLA SALON STUDIOS 391501 6,676 BMGP GROSS RENT 09/28/2019 07/31/2024 16.690.00 30.00 BMGP GROSS RENT 08/01/2024 09/30/2024 16.690.00 30.00 WTSP WATER & SEWER 07/22/2019 07/31/2029 90.00 BMGP GROSS RENT 10/01/2024 09/30/2029 17,801.55 32.00 6.7% RT WTSP WATER & SEWER 08/01/2029 09/30/2029 90.00 Lease Type : Unit Type : INM Lease Status: 0 % In Lieu: 07/22/2019 Commencement Date: Open Date : 07/22/2019 Original End Date : 09/30/2029 Expire/Close Date : 09/30/2029 16,780.00 Total: DAILY THREAD 525267 2,968 SPBM SP RENT-12+ 08/01/2023 07/31/2024 4,166.67 16.85 SPBM SP RENT-12+ 08/01/2024 07/31/2025 4,166.67 16.85 SPBM SP RENT-12+ 08/01/2025 07/31/2026 5,000.00 20.22 20.0% Lease Type SL Unit Type : INM Lease Status: Q % In Lieu: Commencement Date : 08/01/2023 Open Date : Original End Date : 07/31/2026 Expire/Close Date : 07/31/2026 Total: 4,166.67 CITY GEAR 3,700 BMRP MINIMUM RENT 336963 09/01/2021 08/31/2024 15,860.67 51.44 BMRP MINIMUM RENT 09/01/2024 08/31/2027 17,140.25 55.59 8.1% PCTP 02/01/2023 01/31/2024 2,000,000.00 6.00% 202.00 17.483.06 2.0% HVAP HVAC ENERGY 07/01/2022 08/31/2024 BMRP MINIMUM RENT 09/01/2027 08/31/2029 56.70 PCTP 02/01/2024 08/31/2024 1,167,123.29 6.00% RT 559.20 202.00 Lease Type : HVFP HVAC EQUIP 01/01/2023 12/31/2023 1.81 HVAP HVAC ENERGY 09/01/2024 08/31/2029 .66 PCTP 02/01/2024 01/31/2025 2,027,173.50 6.00% INM REPP RET PRORATA 07/01/2021 08/31/2024 1,427.99 575.98 1.87 3.0% Unit Type: 4.63 HVFP HVAC EQUIP 01/01/2024 08/31/2024 PCTP 02/01/2025 01/31/2026 2,065,003.28 6.00% 0 WTSP WATER & SEWER 65.00 575.98 Lease Status: 09/01/2021 08/31/2024 .21 HVFP HVAC EQUIP 09/01/2024 12/31/2024 1.87 PCTP 02/01/2026 01/31/2027 2,065,003.28 6.00% HVFP HVAC EQUIP 01/01/2025 12/31/2025 593.26 1.92 3.0% PCTP 02/01/2027 01/31/2028 2.081.177.71 % In Lieu: 6.00% 08/21/2014 HVFP HVAC EQUIP 01/01/2026 12/31/2026 611.05 1.98 3.0% PCTP 02/01/2028 01/31/2029 2.103.589.34 6.00% Commencement Date:

HVFP HVAC EQUIP

01/01/2027

12/31/2027

629.38

2.04 3.0%

PCTP 02/01/2029 08/31/2029

1,221,810.79 6.00%

Open Date :

08/21/2014

1/3/2024 16:44:27 Page -**Mall St Matthews** 

Rent Roll - Capital Market - PDF As Of 12/25/2023

04229 Mall St Matthews Company: Property 4229 Mall St Matthews

--Current Charges --Future Rent & Expense Escalations---Overage/% In Lieu Rent Terms -End Begin Square Begin Rill % Overage Monthly Begin End Monthly Annual Annual Lease ID Footage DBA Expense Description Date Date Amount Rate/SF Code Expense Description Date Amount Rate/SF Date Date Breakpoint % Inc. Original End Date : 01/01/2028 12/31/2028 HVFP HVAC EQUIP 648.27 2.10 3.0% Expire/Close Date : 08/31/2029 HVFP HVAC EQUIP 01/01/2029 08/31/2029 667.71 2.17 REPP RET PRORATA 09/01/2024 08/31/2029 1,427.99 4.63 WTSP WATER & SEWER 09/01/2024 08/31/2029 65.00 .21 Total: 18,114.86 TONY'S COLLECTIBLES 504567 1,572 SPBM SP RENT-12+ 07/01/2023 07/31/2024 3,100.00 23.66 Lease Type SL Unit Type: INM Lease Status: 0 % In Lieu: Commencement Date : 05/01/2021 Open Date : 05/01/2021 Original End Date: 07/31/2024 Expire/Close Date : 07/31/2024 3,100.00 Total: SPENCER'S GIFTS 1.786 BMGP GROSS RENT 02/01/2023 12/31/2023 10,354.10 10.354.10 69.57 PCTP 02/01/2023 01/31/2024 600.000.00 14.00% 285638 69.57 BMGP GROSS RENT 01/01/2024 12/31/2024 HVAP HVAC ENERGY 02/01/2023 12/31/2023 .74 HVAP HVAC ENERGY 01/01/2024 12/31/2024 110.00 .74 PCTP 02/01/2024 12/31/2024 550,000.00 14.00% 110.00 RT HVFP HVAC EQUIP 4.17 3.9% Lease Type 02/01/2023 12/31/2023 597.69 4.02 HVFP HVAC EQUIP 01/01/2024 12/31/2024 621.13 INM WTSP WATER & SEWER 02/01/2023 12/31/2023 45.00 WTSP WATER & SEWER 01/01/2024 12/31/2024 Unit Type : .30 45.00 .30 Lease Status % In Lieu: 06/26/2010 Commencement Date: Open Date : 06/26/2010 Original End Date : 01/31/2023 Expire/Close Date : 12/31/2024 Total: 11,106.79 AUNTIE ANNE'S 535 BMRP MINIMUM RENT 11/01/2023 10/31/2024 5,551.03 124.51 BMRP MINIMUM RENT 11/01/2024 10/31/2025 5,717.56 128.24 PCTP 02/01/2023 01/31/2024 542,976.67 10.00% CATP CAM TOE 01/01/2023 12/31/2023 1,839.34 41.26 11/01/2025 10/31/2026 5,889.08 PCTP 02/01/2024 01/31/2025 559,265.94 Lease Type RT REPP RET PRORATA 11/01/2016 10/31/2026 102.10 2.29 11/01/2026 12/31/2026 5,889.08 PCTP 02/01/2025 01/31/2026 576,043.92 Unit Type : INM WTSP WATER & SEWER 11/01/2016 10/31/2026 80.00 1.79 BMRP MINIMUM RENT 01/01/2027 12/31/2027 6,066.01 136.06 PCTP 02/01/2026 12/31/2026 539,832.72 10.00% Lease Status: BMRP MINIMUM RENT 01/01/2028 12/31/2028 6,247.99 140.14 PCTP 02/01/2026 01/31/2027 588,908.32 % In Lieu: BMRP MINIMUM RENT 01/01/2029 12/31/2029 6,435.43 144.35 PCTP 02/01/2027 01/31/2028 608,132.54 10.00% Commencement Date : 11/15/2006 BMRP MINIMUM RENT 01/01/2030 03/31/2030 6,628.49 148.68 PCTP 02/01/2028 01/31/2029 626,376.49 10.00% Open Date : 11/19/2006 CATP CAM TOE 01/01/2024 12/31/2024 1,931.31 43.32 PCTP 02/01/2029 01/31/2030 645,167.81 10.00% Original End Date : 03/31/2030 CATP CAM TOE 01/01/2025 12/31/2025 2,027.87 45.48 5.0% PCTP 02/01/2030 03/31/2030 110,477.61 10.00% Expire/Close Date : 03/31/2030 CATP CAM TOE 01/01/2026 10/31/2026 2,129.26 47.76 5.0% CATP CAM TOE 11/01/2026 12/31/2026 2,129.26 47.76 CATP CAM TOE 01/01/2027 12/31/2027 2,588.06 58.05 21.5% CATP CAM TOE 01/01/2028 12/31/2028 2,717.47 60.95 5.0% CATP CAM TOE 01/01/2029 12/31/2029 2,853.34 64.00 5.0% CATP CAM TOE 01/01/2030 03/31/2030 2,996.01 67.20 5.0% REPP RET PRORATA 11/01/2026 12/31/2026 102.10 2.29 REPP RET PRORATA 01/01/2027 03/31/2030 102.10 2.29 WTSP WATER & SEWER 11/01/2026 12/31/2026 80.00 1.79 WTSP WATER & SEWER 01/01/2027 03/31/2030 80.00 1.79 7,572.47 Total: POSTERMAN, THE 351543 423 SPBM SP RENT-12+ 06/30/2024 1,541.67 43.74 06/01/2023

Lease Type :

Unit Type :

SL

INM

Company:

Rent Roll - Capital Market - PDF As Of 12/25/2023

Page -**Mall St Matthews** 

1/3/2024 16:44:27

6

04229 Mall St Matthews

4229

Property Mall St Matthews --Current Charges---Future Rent & Expense Escalations---Overage/% In Lieu Rent Terms -Square Begin End Bill Begin Rill % Overage Monthly Annual Begin End Monthly Annual Unit DBA Lease ID Footage Expense Description Date Date Amount Rate/SF Code Expense Description Amount Rate/SF Date Date Code Date Date Code Breakpoint % Inc. Lease Status: % In Lieu: Commencement Date : 12/01/2015 Open Date : Original End Date: 06/30/2024 Expire/Close Date : 1,541.67 1210 TATU 501075 1,497 BMRP MINIMUM RENT 11/01/2023 12/31/2023 8,607.75 69.00 BMRP MINIMUM RENT 01/01/2024 12/31/2024 8,607.75 69.00 PCTP 01/01/2023 12/31/2023 750,000.00 10.00% CATP CAM TOE 11/01/2023 12/31/2023 3,177.10 25.47 CATP CAM TOE 01/01/2024 12/31/2024 3,335.96 26.74 5.0% PCTP 01/01/2024 12/31/2024 750,000.00 10.00% RT Lease Type: HOLD HOLDOVER FEE 11/01/2023 12/31/2023 8,607.75 69.00 HOLD HOLDOVER FEE 01/01/2024 12/31/2024 8,607.75 Unit Type: INM HVAP HVAC ENERGY 11/01/2023 12/31/2023 100.00 .80 HVAP HVAC ENERGY 01/01/2024 12/31/2024 100.00 .80 Lease Status: HVFP HVAC EQUIP 11/01/2023 12/31/2023 380.29 3.05 HVFP HVAC EQUIP 01/01/2024 12/31/2024 395.50 3.17 4.0% % In Lieu: REPP RET PRORATA 11/01/2023 12/31/2023 499.00 4.00 REPP RET PRORATA 01/01/2024 12/31/2024 499.00 4.00 Commencement Date : 11/01/2020 WTSP WATER & SEWER 11/01/2023 12/31/2023 75.00 .60 WTSP WATER & SEWER 01/01/2024 12/31/2024 75.00 .60 Open Date : 11/01/2020 Original End Date: 10/31/2023 Expire/Close Date : 12/31/2024 Total: 21,446.89 CINNABON 371239 852 BMRP MINIMUM RENT 05/01/2023 04/30/2024 6,084.67 BMRP MINIMUM RENT 04/30/2025 6,267.21 PCTP 01/01/2023 12/31/2023 525,300.48 10.00% 1225 85.70 05/01/2024 88.27 3.0% HVAP HVAC ENERGY 12/03/2017 04/30/2027 60.00 .85 BMRP MINIMUM RENT 05/01/2025 04/30/2026 6.455.22 90.92 3.0% PCTP 01/01/2024 12/31/2024 541.059.50 10.00% Lease Type RT HVFP HVAC EQUIP 01/01/2023 12/31/2023 243.46 3.43 BMRP MINIMUM RENT 05/01/2026 04/30/2027 6,648.88 93.65 3.0% PCTP 01/01/2025 12/31/2025 557,291.28 10.00% Unit Type : INM REPP RET PRORATA 05/22/2017 04/30/2027 264.83 BMRP MINIMUM RENT 05/01/2027 12/31/2027 6,648.88 PCTP 01/01/2026 12/31/2026 574,010.01 10.00% 3.73 93.65 Lease Status 0 WTSP WATER & SEWER 12/03/2017 04/30/2027 87.00 1.23 HVAP HVAC ENERGY 05/01/2027 12/31/2027 60.00 .85 PCTP 01/01/2027 12/31/2027 579,637.85 10.00% HVFP HVAC EQUIP 01/01/2024 12/31/2024 253.20 3.57 4.0% % In Lieu: 05/22/2017 HVFP HVAC EQUIP 01/01/2025 12/31/2025 263.33 3.71 4.0% Commencement Date Open Date : 12/03/2017 HVFP HVAC EQUIP 01/01/2026 12/31/2026 273.86 3.86 4.0% Original End Date : 12/31/2027 HVFP HVAC EQUIP 01/01/2027 04/30/2027 284.81 4.01 4.0% HVFP HVAC EQUIP Expire/Close Date : 12/31/2027 05/01/2027 12/31/2027 284.81 4.01 REPP RET PRORATA 05/01/2027 12/31/2027 264.83 3.73 WTSP WATER & SEWER 05/01/2027 12/31/2027 87.00 1.23 6,739.96 EARTHBOUND TRADING 337370 1,920 BMRP MINIMUM RENT 10/01/2019 09/30/2024 9,120.00 57.00 HVFP HVAC EQUIP 01/01/2024 09/30/2024 355.26 2.22 4.0% PCTP 02/01/2023 01/31/2024 891,176.18 10.00% COMPANY HVAP HVAC ENERGY 10/01/2019 09/30/2024 125.00 .78 PCTP 02/01/2024 09/30/2024 593,303.59 10.00% Lease Type RT HVFP HVAC EQUIP 01/01/2023 12/31/2023 341.60 2.14 Unit Type : INM REPP RET PRORATA 10/01/2019 09/30/2024 534.40 3.34 Lease Status: 0 WTSP WATER & SEWER 10/01/2019 09/30/2024 65.00 .41 % In Lieu: Commencement Date: 09/26/2014 Open Date : 09/26/2014 Original End Date: 09/30/2024 Expire/Close Date : 09/30/2024 10.186.00 Total: YANKEE CANDLE BMGP GROSS RENT 02/01/2024 01/31/2025 5,047.48 31.66 3.0% PCTP 02/01/2023 01/31/2024 1.913 BMGP GROSS RENT 02/01/2023 4.900.47 30.74 600.000.00 15.00% 223961 01/31/2024 HVAP HVAC ENERGY 02/01/2023 01/31/2025 120.00 PCTP 02/01/2024 01/31/2025 618,002.33 15.00% .75 RT WTSP WATER & SEWER 02/01/2023 01/31/2025 45.00 Lease Type .28 Unit Type : INM Lease Status 0

% In Lieu :

As Of 12/25/2023

Page -Mall St Matthews Rent Roll - Capital Market - PDF

1/3/2024 16:44:27

7

Company: 04229 Mall St Matthews

Property:	4229 Mall S	St Matthews																
	1220 Ividii C	ot Maturews		Curron	t Charges				Euturo Do	nt & Evnones	e Escalations				Ove	rago/% In Li	ieu Rent Terms	
				Curren	Charges				i uluie i\e	int & Expense	E LSCAIATIONS				Ove	naye/ // III L	ieu itelli lelliis	
		Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	Begin	End		Overage
Unit	DBA	Lease ID Footage	Code Expense Description	Date	Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	Code	e Date	Date	Breakpoint	<u>%</u>
	Commencement Date	e: 06/17/2006																
	Open Date :	06/17/2006																
	Original End Date :	01/31/2025																
	Expire/Close Date :	01/31/2025			_		_											
			Total :			5,065.47												
1245 EXCL	USIVE WEAR	494990 3,439	9 BMRP MINIMUM RENT	06/01/2023	05/31/2024	4,774.48	16.66	BMRP MINIMUM RENT	06/01/2024	05/31/2025	4,917.7	17.16	3.0%	PCT	P 01/01/2023	12/31/2023	622,790.2	5 12.00%
			REPP RET PRORATA	08/01/2023	05/31/2026	1,316.50	4.59	BMRP MINIMUM RENT	06/01/2025	05/31/2026	5,065.24	17.67	3.0%	PCT	P 01/01/2024	12/31/2024	648,135.7	1 12.00%
	Lease Type :	RT	WTSP WATER & SEWER	06/01/2023	05/31/2026	85.00	.30							PCT	P 01/01/2025	12/31/2025	663,950.6	4 12.00%
	Unit Type :	INM												PCT	P 01/01/2026	05/31/2026	279,425.4	8 12.00%
	Lease Status :	0																
	% In Lieu :																	
	Commencement Date																	
	Open Date :	05/20/2020																
	Original End Date :	05/31/2026																
	Expire/Close Date :	05/31/2026	Total ·		-	6 475 00	_											
			Total :			6,175.98												
1250 VANS		355489 2,78	4 BMRP MINIMUM RENT	05/01/2023	04/30/2024	7,989.26	34.44	BMRP MINIMUM RENT	05/01/2024	04/30/2025	8,228.94	35.47	3.0%	PCT	P 02/01/2023	01/31/2024	1,586,217.3	4 6.00%
			CATP CAM TOE	01/01/2023	12/31/2023	5,495.33		BMRP MINIMUM RENT	05/01/2025	04/30/2026			3.0%		P 02/01/2024			
	Lease Type :	RT	HVAP HVAC ENERGY	03/16/2016	01/31/2027	165.00		BMRP MINIMUM RENT	05/01/2026	01/31/2027					P 02/01/2025			
	Unit Type :	INM	HVFP HVAC EQUIP	01/01/2023	12/31/2023	773.25		CATP CAM TOE	01/01/2024	12/31/2024				PCT	P 02/01/2026	01/31/2027	7 1,733,302.7	6 6.00%
	Lease Status :	0	REPP RET PRORATA	04/01/2020	01/31/2027	1,037.22		CATP CAM TOE	01/01/2025	12/31/2025			4.0%					
	% In Lieu :	00/40/0040	WTSP WATER & SEWER	03/16/2016	01/31/2027	65.00	.28	CATP CAM TOE	01/01/2026	12/31/2026			4.0%					
	Commencement Date							CATP CAM TOE	01/01/2027	01/31/2027			4.0%					
	Open Date : Original End Date :	03/16/2016 01/31/2027						HVFP HVAC EQUIP HVFP HVAC EQUIP	01/01/2024 01/01/2025	12/31/2024 12/31/2025			3.0%					
	Expire/Close Date :	01/31/2027						HVFP HVAC EQUIP	01/01/2026	12/31/2025			3.0%					
	Expire/Ologe Date :	01/31/2027						HVFP HVAC EQUIP	01/01/2027	01/31/2027			3.0%					
			Total :		_	15,525.06	_ i		**********	***********								
1265 CDE	AT AMERICAN COOKIE CO	202509 720	D PMCD CDOSS DENT	04/04/2022	12/21/2024	0 222 22	120.00	HVFP HVAC EQUIP	01/01/2024	12/21/2024	222.14	1 270	4.00/	DCT	-D 02/01/2022	01/21/2024	620.060.0	0 19 00%
1265 GRE	A AIVILIAIN COUNTE CO	293598 72	BMGP GROSS RENT HVAP HVAC ENERGY	01/01/2023 01/01/2023	12/31/2024 12/31/2024	50.00	138.89 .83	TIVE TIVAC EQUIP	01/01/2024	12/31/2024	. 222.14	· 3.70	4.0%		P 02/01/2023 P 02/01/2024			0 18.00% 7 18.00%
	Lease Type :	RT	HVFP HVAC EQUIP	01/01/2023	12/31/2024	213.60								1011	. 02/01/2024	12/01/2024	. 500,509.0	. 15.0070
	Unit Type :	INM	WTSP WATER & SEWER	01/01/2023	12/31/2024	65.00												
	Lease Status :	0				23.00												
	% In Lieu :																	
	Commencement Date	e: 01/11/2011																
	Open Date :	01/15/2011																
	Original End Date :	12/31/2024																
	Expire/Close Date :	12/31/2024			_		_											
			Total:			8,661.93												
																		_
1290 MIRA	CLE EYEBROWS	295945 623	2 BMRP MINIMUM RENT	01/01/2022	12/31/2024	3,383.68	65.28	BMRP MINIMUM RENT	01/01/2025	12/31/2025	3,485.19	67.24	3.0%	PCT	P 01/01/2023	12/31/2023	3 270,694.4	0 15.00%
			CATP CAM TOE	01/01/2023	12/31/2023	2,061.62	39.77	BMRP MINIMUM RENT	01/01/2026	12/31/2026	3,589.75	69.26	3.0%	PCT	P 01/01/2024	12/31/2024	270,694.4	0 15.00%
	Lease Type :	RT	HVAP HVAC ENERGY	01/01/2022	12/31/2026	40.00	.77	CATP CAM TOE	01/01/2024	12/31/2024	2,164.70	41.76	5.0%	PCT	P 01/01/2025	12/31/2025	278,815.2	0 15.00%
	Unit Type :	INM	HVFP HVAC EQUIP	01/01/2023	12/31/2023		3.43	CATP CAM TOE	01/01/2025	12/31/2025			5.0%	PCT	P 01/01/2026	12/31/2026	287,179.6	7 15.00%
	Lease Status :	0	REPP RET PRORATA	01/01/2022	12/31/2026	125.25		CATP CAM TOE	01/01/2026	12/31/2026			5.0%					
	% In Lieu :		WTSP WATER & SEWER	01/01/2022	12/31/2026	45.00	.87	HVFP HVAC EQUIP	01/01/2024	12/31/2024			4.0%					
	Commencement Date							HVFP HVAC EQUIP	01/01/2025	12/31/2025			4.0%					
	Open Date :	09/10/2011						HVFP HVAC EQUIP	01/01/2026	12/31/2026	199.9	3.86	4.0%					
	Original End Date :	12/31/2026																
	Expire/Close Date :	12/31/2026																

1/3/2024 16:44:27

Page -8

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews Property: 4229 Mall St Matthews

		Matthews			Current	Charges				Future Re	nt & Expense	Escalations			Ov	erage/% In Li	eu Rent Terms		
			Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill Begin	End		Overage	
	DBA	Lease ID I	Footage	Code Expense Description Total:	Date	Date =	Amount 5,833.27	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	Code Date	Date	Breakpoint	<u>%</u>	
																		_	
DIAM	OND RING COMPANY	286724	1,251	BMRP MINIMUM RENT CATP CAM TOE	07/01/2023 07/01/2023	06/30/2024 12/31/2023	13,552.50 5,502.32		BMRP MINIMUM RENT	07/01/2024	06/30/2025 06/30/2026	13,959.08 14,377.85			PCTP 02/01/202			6.30% 62 6.50%	
	Lease Type :	RT		HVAP HVAC ENERGY	07/01/2023	06/30/2028	90.00		BMRP MINIMUM RENT BMRP MINIMUM RENT	07/01/2025 07/01/2026	06/30/2027	14,809.18			PCTP 02/01/202 PCTP 02/01/202			6.50% 6 6.50%	
	Unit Type :	INM		HVFP HVAC EQUIP	07/01/2023	12/31/2023	419.09		BMRP MINIMUM RENT	07/01/2027	06/30/2028	15,253.46		3.0%	PCTP 02/01/202			0.50%	
	Lease Status :	0		REPP RET PRORATA	07/01/2023	06/30/2028	387.81		CATP CAM TOE	01/01/2024	12/31/2024	5,722.41		4.0%	PCTP 02/01/202				
	% In Lieu :	O		WTSP WATER & SEWER	07/01/2023	06/30/2028	65.00		CATP CAM TOE	01/01/2025	12/31/2024	5,951.30		4.0%	PCTP 02/01/202			0.50%	
	Commencement Date	: 07/01/20	110	WIGH WATER & SEWER	07/01/2023	00/30/2020	00.00	.02	CATP CAM TOE	01/01/2026	12/31/2026	6,189.36			1011 02/01/202	00/30/2020	1,104,304.3	0.5070	
	Open Date :	07/01/20							CATP CAM TOE	01/01/2027	12/31/2020	6,436.93							
	•	06/30/20							CATP CAM TOE	01/01/2027	06/30/2028	6,694.41							
	Original End Date :	06/30/20							HVFP HVAC EQUIP	01/01/2028									
	Expire/Close Date :	00/30/20	J20								12/31/2024	435.85							
									HVFP HVAC EQUIP	01/01/2025	12/31/2025	453.28		4.0%					
									HVFP HVAC EQUIP	01/01/2026	12/31/2026	471.41		4.0%					
									HVFP HVAC EQUIP	01/01/2027	12/31/2027	490.27		4.0%					
						-		-	HVFP HVAC EQUIP	01/01/2028	06/30/2028	509.88	4.89	4.0%					
				Total :			20,016.72												
AVED	A	336571	806	BMRP MINIMUM RENT	09/01/2023	08/31/2025	14,460.98	215.30	CATP CAM TOE	01/01/2024	12/31/2024	2,757.53	41.06	5.0%	PCTP 02/01/202	3 01/31/2024	2,296,978.0	0 7.00%	
				CATP CAM TOE	09/01/2023	12/31/2023	2,626.22	39.10	CATP CAM TOE	01/01/2025	08/31/2025	2,895.41	43.11	5.0%	PCTP 02/01/202	4 01/31/2025	2,296,978.0	0 7.00%	
	Lease Type :	RT		HVAP HVAC ENERGY	09/01/2023	08/31/2025	50.00		HVFP HVAC EQUIP	01/01/2024	12/31/2024	103.40		4.0%	PCTP 02/01/202			7.00%	
	Unit Type :	INM		HVFP HVAC EQUIP	01/01/2023	12/31/2023	99.42		HVFP HVAC EQUIP	01/01/2025	08/31/2025	107.53		4.0%			,,		
	Lease Status :	0		REPP RET PRORATA	09/01/2023	08/31/2025	163.89												
	% In Lieu :			WTSP WATER & SEWER	09/01/2023	08/31/2025	165.00												
	Commencement Date	: 09/01/20	013																
	Open Date :	09/01/20																	
	Original End Date :	08/31/20																	
	Expire/Close Date :	08/31/20																	
				Total:		-	17,565.51	_											
ZALE	S JEWELERS	525981	2,700	BMRP MINIMUM RENT	05/24/2023	05/31/2024	9,166.67	40.74	BMRP MINIMUM RENT	06/01/2024	05/31/2025	9,350.00	41.56	2.0%	PCTP 02/01/202	4 01/31/2025	1,857,877.9	6.00%	
				HVAP HVAC ENERGY	05/24/2023	05/31/2028	376.00	1.67	BMRP MINIMUM RENT	06/01/2025	05/31/2026	9,537.00	42.39	2.0%	PCTP 02/01/202	5 01/31/2026	1,895,104.1	11 6.00%	
	Lease Type :	RT		REPP RET PRORATA	05/24/2023	05/31/2028	821.25	3.65	BMRP MINIMUM RENT	06/01/2026	05/31/2027	9,727.74	43.23	2.0%	PCTP 02/01/202	6 01/31/2027	1,933,006.1	9 6.00%	
	Unit Type :	INM		WTSP WATER & SEWER	05/24/2023	05/31/2028	87.00	.39	BMRP MINIMUM RENT	06/01/2027	05/31/2028	9,922.30	44.10	2.0%	PCTP 02/01/202	7 01/31/2028	1,971,666.3	6.00%	
	Lease Status :	0													PCTP 02/01/202	8 05/31/2028	657,861.7	5 6.00%	
	% In Lieu:																		
	Commencement Date	: 05/24/20	023																
	Open Date :	05/24/20	023																
	Original End Date :	05/31/20	028																
	Expire/Close Date :	05/31/20	028																
				Total :		<del>-</del>	10,450.92	<u> </u>											
CHAF	LOTTE RUSSE	481670	E 030	BMGP GROSS RENT	02/01/2023	01/31/2024	10,000.00	17.32	BMGP GROSS RENT	02/01/2024	12/31/2024	10,000.00	17.32		PCTP 10/01/202	3 00/30/3034	1 000 000 0	0 12.00%	
CHAP	LOTTE ROOOL	701070	0,930	WTSP WATER & SEWER	02/01/2023	01/31/2024	60.00		HOLD HOLDOVER FEE	02/01/2024	12/31/2024	2,000.00			PCTP 10/01/202			0 12.00%	
	Lease Time :	RT		WIDE WAILK & SEWER	0210 112023	0 1/3 1/2024	00.00	.10	WTSP WATER & SEWER						FG1F 10/01/202	12/3//2024	1,000,000.0	12.00 /0	
	Lease Type :								WISE WAIER & SEVVER	02/01/2024	12/31/2024	60.00	.10						
	Unit Type :	INM																	
	Lease Status :	Н																	
	% In Lieu :																		
	Commencement Date																		
	Open Date :	09/24/20																	
	Original End Date :	01/31/20																	
	Expire/Close Date :	12/31/20	024			_		_											
				Total:			10,060.00												

1/3/2024 16:44:27

Page -

Rent Roll - Capital Market - PDF As Of 12/25/2023

04229 Mall St Matthews Company:

Property 4229 Mall St Matthews --Current Charges---Future Rent & Expense Escalations-

--Overage/% In Lieu Rent Terms --Square Begin End Bill Begin Rill % Overage Monthly Annual Begin End Monthly Annual DBA Lease ID Footage Expense Description Date Date Amount Rate/SF Code Expense Description Amount Rate/SF Code Date Date Breakpoint Code Date Date Inc. % 1330 THE 23 ZONE 518177 4,280 SPBM SP RENT-12+ 06/01/2023 06/30/2024 7,500.00 21.03 Lease Type : SL INM Unit Type: 0 Lease Status: % In Lieu: Commencement Date: 04/01/2022 Open Date : 04/01/2022 Original End Date: 06/30/2024 Expire/Close Date : 06/30/2024 7,500.00 Total: MISSY'S HALLMARK 3,619 SPBM SP RENT-12+ 12/31/2023 SPBM SP RENT-12+ 492569 11/01/2023 14,399.00 47.74 01/01/2024 01/31/2024 3,926.00 13.02 -72.7% SPBM SP RENT-12+ 02/01/2024 10/31/2024 3,714.00 12.32 -5.4% Lease Type : SL SPBM SP RENT-12+ 11/01/2024 12/31/2024 13,716.01 45.48 269.3% Unit Type : INM SPBM SP RENT-12+ 01/01/2025 02/28/2025 3,715.51 12.32 -72.9% Lease Status : 0 % In Lieu: Commencement Date : Open Date : Original End Date : 02/28/2025 Expire/Close Date : 02/28/2025 14,399.00 AEROPOSTALE 363313 5,127 BMGP GROSS RENT 02/01/2022 01/31/2026 13,646.37 31.94 PCTP 02/01/2023 01/31/2024 1,364,636.50 12.00% WTSP WATER & SEWER 02/01/2022 01/31/2026 50.00 .12 PCTP 02/01/2024 01/31/2025 1,364,636.50 12.00% Lease Type RT PCTP 02/01/2025 01/31/2026 1,364,636.50 12.00% Unit Type : INM Lease Status: 0 % In Lieu: Commencement Date : 09/15/2016 Open Date : 09/15/2016 Original End Date: 01/31/2026 Expire/Close Date : 01/31/2026 13,696.37 Total: CARTER'S 11/01/2028 529610 3.909 BMRP MINIMUM RENT 10/19/2023 10/31/2028 11,833.33 36.33 BMRP MINIMUM RENT 01/31/2034 13.016.67 39.96 10.0% PCTP 10/19/2023 12/31/2023 243,333.29 10.00% WTSP WATER & SEWER 10/19/2023 01/31/2034 86.00 .26 PCTP 01/01/2024 12/31/2024 1.200.000.00 10.00% RT Lease Type : PCTP 01/01/2025 12/31/2025 1.200.000.00 10.00% Unit Type : INM PCTP 01/01/2026 12/31/2026 1.200.000.00 10.00% Lease Status: 0 PCTP 01/01/2027 12/31/2027 1.200.000.00 10.00% % In Lieu: PCTP 01/01/2028 12/31/2028 1.219.999.75 10.00% 10/19/2023 PCTP 01/01/2029 12/31/2029 1,319,998.52 10.00% Commencement Date : 10/19/2023 PCTP 01/01/2030 12/31/2030 1,319,998.52 10.00% Open Date : Original End Date: 01/31/2034 PCTP 01/01/2031 12/31/2031 1,319,998.52 10.00% Expire/Close Date : 01/31/2034 PCTP 01/01/2032 12/31/2032 1,319,998.52 10.00% PCTP 01/01/2033 12/31/2033 1,319,998.52 10.00% PCTP 01/01/2034 01/31/2034 109,999.88 10.00% 11,919.33 Total: WINDSOR 3,752 BMRP MINIMUM RENT 05/01/2023 04/30/2024 9,461.29 30.26 BMRP MINIMUM RENT 05/01/2024 04/30/2025 9,650.52 30.87 2.0% PCTP 01/01/2023 12/31/2023 1,535,612.04 6.00% CATP CAM TOE 05/01/2023 12/31/2023 11,118.43 35.56 BMRP MINIMUM RENT 05/01/2025 04/30/2026 9,843.53 PCTP 01/01/2024 12/31/2024 1,556,171.18 6.00%

Lease Type :

HVFP HVAC EQUIP

05/01/2023

12/31/2023

1,208.15 3.86

BMRP MINIMUM RENT

05/01/2026

04/30/2027

10,040.40

32.11 2.0%

PCTP 01/01/2025 12/31/2025

1,587,352.22 6.00%

As Of 12/25/2023

Page -Mall St Matthews Rent Roll - Capital Market - PDF

1/3/2024 16:44:27

10

04229 Mall St Matthews

Company: Property: 4229 Mall St Matthews

Property: 422	9 Mall St I	Matthews																
				Current	t Charges				Future Re	nt & Expense	Escalations				Overa	age/% In Li	eu Rent Terms	
		Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	ill Begin	End		Overage
Unit	DBA L	Lease ID Footage	Code Expense Description	Date	Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	Co	ode Date	Date	Breakpoint	%
	Jnit Type :	INM	REPP RET PRORATA	05/01/2023	04/30/2028	1,366.35	5 4.37	BMRP MINIMUM RENT	05/01/2027	04/30/2028	10,241.21	32.75	2.0%	PC	PCTP 01/01/2026	12/31/2026	1,619,099.26	6.00%
L	ease Status :	0	WTSP WATER & SEWER	05/01/2023	04/30/2028	33.00	.11	CATP CAM TOE	01/01/2024	12/31/2024	11,563.16	36.98	4.0%	PC	PCTP 01/01/2027	12/31/2027	1,651,481.30	6.00%
9/	6 In Lieu :							CATP CAM TOE	01/01/2025	12/31/2025	12,025.69	38.46	4.0%	PC	PCTP 01/01/2028	04/30/2028	551,029.53	6.00%
C	Commencement Date :	05/03/2012						CATP CAM TOE	01/01/2026	12/31/2026	12,506.72	40.00	4.0%					
C	Open Date :	05/03/2012						CATP CAM TOE	01/01/2027	12/31/2027	13,006.99	41.60	4.0%					
C	Original End Date :	04/30/2028						CATP CAM TOE	01/01/2028	04/30/2028	13,527.27	43.26	4.0%					
E	Expire/Close Date :	04/30/2028						HVFP HVAC EQUIP	01/01/2024	12/31/2024			4.0%					
								HVFP HVAC EQUIP	01/01/2025	12/31/2025			4.0%					
								HVFP HVAC EQUIP	01/01/2026	12/31/2026			4.0%					
								HVFP HVAC EQUIP	01/01/2027	12/31/2027			4.0%					
			Total :		-	23,187.22		HVFP HVAC EQUIP	01/01/2028	04/30/2028	1,469.90	4.70	4.0%					
			Total .			23, 107.22												
65 JOURNEYS F	ZID7	338751 1,470	6 BMRP MINIMUM RENT	02/04/2022	01/31/2024	6,338.19	9 51.53	BMRP MINIMUM RENT	02/01/2024	01/31/2025	6,528.34	E2 09	3.0%	D.C	PCTP 02/01/2023	01/21/2024	957 152 00	10.00%
1365 JOURNEYS F	NIDZ	330731 1,470	HVAP HVAC ENERGY	02/01/2023 02/01/2023	01/31/2024	23.3		HVFP HVAC EQUIP	02/01/2024 01/01/2024	12/31/2024			4.0%		PCTP 02/01/2023		857,153.00 882,868.00	
1	ease Type :	RT	HVFP HVAC EQUIP	02/01/2023	12/31/2023	456.58		HVFP HVAC EQUIP	01/01/2025	01/31/2025			4.0%		011 02/01/2024	01/01/2020	002,000.00	10.0070
	Init Type :	INM	REFP RET FIXED	02/01/2023	01/31/2024	453.87		REPP RET PRORATA	02/01/2024	01/31/2025								
	ease Status :	0	WTSP WATER & SEWER	02/01/2023	01/31/2025	45.00												
9/	6 In Lieu :	Υ																
C	Commencement Date :	02/01/2015																
C	Open Date :	02/01/2015																
C	Original End Date :	01/31/2025																
E	expire/Close Date :	01/31/2025			-		_											
			Total :			7,317.0	1											
JD SPORTS		529311 7,01	7 BMRP MINIMUM RENT CATP CAM TOE	12/16/2023 12/16/2023	12/31/2024 12/31/2023	22,220.50 21,477.87		BMRP MINIMUM RENT BMRP MINIMUM RENT	12/27/2023 12/27/2023	12/31/2024 01/31/2024			-200.0%		PCTP 01/01/2024 PCTP 01/01/2025			
	ease Type :	RT	HVAP HVAC ENERGY	12/16/2023	12/31/2023	660.00		BMRP MINIMUM RENT	01/01/2025	12/31/2025					PCTP 01/01/2026			
	Jnit Type :	INM	HVFP HVAC EQUIP	12/16/2023	12/31/2023	567.2		BMRP MINIMUM RENT	01/01/2026	12/31/2026			2.5%		PCTP 01/01/2027		5,317,745.14	
	ease Status :	0	REPP RET PRORATA	12/16/2023	12/31/2030	1,567.13		BMRP MINIMUM RENT	01/01/2027	12/31/2027			2.5%		PCTP 01/01/2028		5,450,688.76	
	6 In Lieu :		WTSP WATER & SEWER	12/16/2023	12/31/2030	86.00		BMRP MINIMUM RENT	01/01/2028	12/31/2028			2.5%		PCTP 01/01/2029			
C	Commencement Date :	12/16/2023						BMRP MINIMUM RENT	01/01/2029	12/31/2029	25,140.46	42.99	2.5%	PC	PCTP 01/01/2030	12/31/2030	5,726,629.88	6.00%
C	Open Date :	12/16/2023						BMRP MINIMUM RENT	01/01/2030	12/31/2030	25,768.97	44.07	2.5%					
C	Original End Date :	12/31/2030						CATP CAM TOE	12/27/2023	12/31/2023	21,477.87	36.73						
E	Expire/Close Date :	12/31/2030						CATP CAM TOE	12/27/2023	12/31/2023	21,477.87	- 36.73-	-200.0%	%				
								CATP CAM TOE	01/01/2024	12/31/2024			-204.0%	%				
								CATP CAM TOE	01/01/2025	12/31/2025			4.0%					
								CATP CAM TOE	01/01/2026	12/31/2026			4.0%					
								CATP CAM TOE	01/01/2027	12/31/2027			4.0%					
								CATP CAM TOE	01/01/2028	12/31/2028			4.0%					
								CATP CAM TOE	01/01/2029	12/31/2029			4.0%					
								CATP CAM TOE	01/01/2030	12/31/2030			4.0%					
								HVFP HVAC EQUIP	01/01/2024	12/31/2024			4.0%					
								HVFP HVAC EQUIP  HVFP HVAC EQUIP	01/01/2025 01/01/2026	12/31/2025 12/31/2026			4.0% 4.0%					
								HVFP HVAC EQUIP	01/01/2026	12/31/2026			4.0%					
								HVFP HVAC EQUIP	01/01/2027	12/31/2027			4.0%					
								HVFP HVAC EQUIP	01/01/2029	12/31/2029			4.0%					
								HVFP HVAC EQUIP	01/01/2030	12/31/2030			4.0%					
								REPP RET PRORATA	12/27/2023	12/31/2030								
								REPP RET PRORATA	12/27/2023	01/31/2024			-200.0%	%				
			Total :		_	46,578.7	 1											
1400 RALLY HOUS	SE	517145 8,500	SPBM SP RENT-12+	12/01/2023	12/31/2023	38,100.00	53.79	SPBM SP RENT-12+	01/01/2024	02/29/2024	6,100.00	8.61	-84.0%					

R5615003A JDE EnterpriseOne 9.2

Mall St Matthews

Page - 11

1/3/2024 16:44:27

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews

Property:	4229 Mall St	Matthews																	
					Current	Charges				Future Re	ent & Expens	e Escalations				Ove	rage/% In Li	eu Rent Terms -	
		0	- D:II			_									Dill	Di-	F		
11-4	DDA	Square		F Dinti	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	_	Bill	Ū	End	Dun alaa alaa	Overage
Unit		Lease ID Footag	ge Code	Expense Description	Date	Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	<u>Co</u>	ode Date	Date	Breakpoint	<u>%</u>
	Lease Type :	SL INM																	
	Unit Type : Lease Status :	O																	
	% In Lieu :	O																	
	Commencement Date	: 06/01/2022																	
	Open Date :	06/03/2022																	
	Original End Date :	02/29/2024																	
	Expire/Close Date :	02/29/2024																	
				Total :			38,100.00	_											
																			_
1410 GARAG	GE	344709 3,	300 BMRI	P MINIMUM RENT	04/01/2023	03/31/2024	11,781.00	42.84	BMRP MINIMUM RENT	04/01/2024	03/31/2025	5 12,016.62	43.70	2.0%	PC	CTP 10/01/2023	09/30/2024	1,201,662.00	12.00%
				P HVAC ENERGY	04/01/2022	03/31/2027	240.17	.87	BMRP MINIMUM RENT	04/01/2025	03/31/2026			7 2.0%	PC	CTP 10/01/2024	09/30/2025	1,225,695.20	12.00%
	Lease Type :	RT		P HVAC EQUIP	01/01/2023	12/31/2023			BMRP MINIMUM RENT	04/01/2026	03/31/2027			2.0%		CTP 10/01/2025			
	Unit Type :	INM	WTSI	P WATER & SEWER	04/01/2022	03/31/2027	219.11	.80	HVFP HVAC EQUIP	01/01/2024	12/31/2024			2.0%	PC	CTP 10/01/2026	03/31/2027	637,606.56	12.00%
	Lease Status :	0							HVFP HVAC EQUIP	01/01/2025	12/31/2025			2 2.0%					
	% In Lieu :	0.4/0.0/0.45							HVFP HVAC EQUIP	01/01/2026	12/31/2026			2.0%					
	Commencement Date	: 04/02/2015 04/02/2015							HVFP HVAC EQUIP	01/01/2027	03/31/2027	7 348.77	1.27	7 2.0%					
	Open Date : Original End Date :	03/31/2027																	
	Expire/Close Date :	03/31/2027																	
	Expire/0i03e Bate :	03/31/2021		Total :			12,562.49	-											
1420 LOLLI	AND POPS	371764 2,	159 BMRI	P MINIMUM RENT	06/01/2023	05/31/2024	6,589.83	36.63	BMRP MINIMUM RENT	06/01/2024	05/31/2025	5 6,589.83	36.63	3	PC	CTP 02/01/2023	01/31/2024	843 307 73	15.00%
1420 LOLLI7	AND I OI O	371704 2,		P RET PRORATA	02/01/2020	05/31/2024	719.67		BMRP MINIMUM RENT	06/01/2025	05/31/2026					CTP 02/01/2024			15.00%
	Lease Type :	RT		T RELIEF-MIN RENT	02/01/2023	01/31/2024	3,952.27		BMRP MINIMUM RENT	06/01/2026	05/31/2027					CTP 02/01/2025			15.00%
	Unit Type :	INM		P WATER & SEWER	06/14/2018	05/31/2028	70.00		BMRP MINIMUM RENT	06/01/2027	05/31/2028					CTP 02/01/2026			15.00%
	Lease Status :	0							NRCT NOTES REC-TENANT	02/01/2025	04/30/2028					CTP 02/01/2027			15.00%
	% In Lieu:								NRCT NOTES REC-TENANT	05/01/2028	05/31/2028	8 2,126.50	11.82	2	PC	CTP 02/01/2028	05/31/2028	325,874.93	15.00%
	Commencement Date	: 05/30/2018							RRRT RELIEF-MIN RENT	02/01/2024	01/31/2025	5 4,268.53	23.73	8.0%					
	Open Date :	06/14/2018							RRRT RELIEF-MIN RENT	02/01/2025	01/31/2026	6 4,594.28	25.54	7.6%					
	Original End Date:	05/31/2028							RRRT RELIEF-MIN RENT	02/01/2026	01/31/2027	7 4,929.80	27.40	7.3%					
	Expire/Close Date :	05/31/2028							RRRT RELIEF-MIN RENT	02/01/2027	01/31/2028	8 5,275.39	29.32	2 7.0%					
								_	RRRT RELIEF-MIN RENT	02/01/2028	05/31/2028	8 5,631.35	31.30	6.7%					
				Total :			11,331.77												
1425 ASHCF	ROFT & OAK JEWELERS	247364 1,		P MINIMUM RENT	05/01/2023	02/29/2024		65.73	HVFP HVAC EQUIP	01/01/2024	02/29/2024	4 422.71	3.17	7 4.0%		CTP 02/01/2023			
	Logge Time	DT		P HVAC ENERGY	05/01/2022	02/29/2024	200.00								PC	CTP 02/01/2024	02/29/2024	84,904.12	8.00%
	Lease Type :	RT INM		P HVAC EQUIP P RET PRORATA	01/01/2023 05/01/2022	12/31/2023		3.05 4.07											
	Unit Type : Lease Status :	O		P WATER & SEWER	05/01/2022	02/29/2024 02/29/2024		.34											
	% In Lieu :	O	WISI	F WAILK & SLWLK	03/01/2022	02/23/2024	45.00	.54											
	Commencement Date	: 07/16/2008																	
	Open Date :	07/16/2008																	
	Original End Date :	02/29/2024																	
	Expire/Close Date :	02/29/2024																	
				Total :			9,957.85	_											
1430 GLITTE	ER	337614	710 SPBN	M SP RENT-12+	04/01/2023	03/31/2024	1,443.75	24.40											
	Lease Type :	SL																	
	Unit Type :	INM																	

Lease Status :

% In Lieu:

0

Commencement Date: 03/01/2018

1/3/2024 16:44:27

Page - 12

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews

Propert	y: 4229	Mall St	Matthews																
					Current	t Charges				Future Re	ent & Expense	Escalations				Overa	age/% In Lie	u Rent Terms -	
			Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	Begin	End		Overage
Unit		DBA	Lease ID Footage	Code Expense Description	=	Date	Amount	Rate/SF		Date	Date	Amount	Rate/SF	Inc.	Code	Date	Date	Breakpoint	%
	Op	pen Date :	03/01/2018	<u> </u>							_						_		
		iginal End Date :	03/31/2024																
	Ex	pire/Close Date :	03/31/2024	Total		-	4 442 7	_											
				Total :			1,443.7	•											
1440	ALDO		344799 1,63	5 BMRP MINIMUM RENT CATP CAM TOE	05/01/2023 01/01/2023	04/30/2024 12/31/2023	4,604.47 3,147.38		BMRP MINIMUM RENT CATP CAM TOE	05/01/2024 01/01/2024	04/30/2025 12/31/2024	4,742.61 3,304.74					12/31/2023 12/31/2024	714,000.00 735,420.00	
	Lea	ase Type :	RT	REPP RET PRORATA	05/01/2022	04/30/2025	511.15		CATP CAM TOE	01/01/2025	04/30/2025						04/30/2025	247,543.33	
		nit Type :	INM																
	Lea	ase Status :	0																
		In Lieu :																	
		ommencement Date oen Date :	: 07/01/2015 07/01/2015																
		iginal End Date :	04/30/2025																
		pire/Close Date :	04/30/2025																
				Total :			8,263.00	<u> </u>											
-																			
1445	PANDORA		352515 1,68	4 BMRP MINIMUM RENT	01/01/2023	12/31/2023	12,286.18	87.55	BMRP MINIMUM RENT	01/01/2024	12/31/2024	12,654.77	90.18	3.0%	PCTP 0	02/01/2023	01/31/2024	2,463,379.77	8.00%
		_		CATP CAM TOE	01/01/2023	12/31/2023		33.98	BMRP MINIMUM RENT	01/01/2025	12/31/2025	13,034.41		3.0%			01/31/2025	2,537,281.22	
		ase Type :	RT	REPP RET PRORATA	01/01/2022	12/31/2026	522.04		BMRP MINIMUM RENT	01/01/2026	12/31/2026	13,425.45		3.0%			01/31/2026	2,613,399.71	
		nit Type : ase Status :	INM O	WTSP WATER & SEWER	01/01/2022	12/31/2026	65.00	.46	CATP CAM TOE CATP CAM TOE	01/01/2024 01/01/2025	12/31/2024 12/31/2025	4,911.54 5,058.89		3.0%	PCIP 0	02/01/2026	12/31/2026	2,461,331.58	8.00%
		In Lieu :	Ü						CATP CAM TOE	01/01/2026	12/31/2026	5,210.65							
		ommencement Date	: 12/12/2015									·							
	Ор	oen Date :	12/17/2015																
		iginal End Date :	12/31/2026																
	Ex	pire/Close Date :	12/31/2026	Total :		=	17,641.70	_											
							,•												
1450	BELLA DIVINE		499081 6,010	O SPBM SP RENT-12+	10/01/2023	01/31/2024	2,253.75	5 4.50	SPBM SP RENT-12+	02/01/2024	04/30/2024	5,098.48	10.18	126.2%					
									SPBM SP RENT-12+	05/01/2024	07/31/2024	2,253.75	4.50	-55.8%					
	Lea	ase Type :	SL																
		nit Type :	INM																
		ase Status : In Lieu :	0																
		ommencement Date	: 11/01/2022																
		oen Date :	12/10/2022																
	Ori	iginal End Date :	07/31/2024																
	Ex	pire/Close Date :	07/31/2024			-		_											
				Total :			2,253.7	5											
1455	VICTORIA'S SE	FORET	529409 9,000	0 BMRP MINIMUM RENT	06/13/2023	11/30/2026	20 247 50	0 40.33	BMRP MINIMUM RENT	07/01/2026	06/30/2030	32,497.50	42.22	7.4%	DOTE: 0	24/04/2024	12/31/2024	7,259,400.00	E 00%
1400	VICTORIASSI	ECRET	329409 9,000	CATP CAM TOE	06/13/2023	12/31/2023		21.72	BMRP MINIMUM RENT	07/01/2020	01/31/2034	34,747.50		6.9%			12/31/2024	7,259,400.00	
	Lea	ase Type :	RT	REPP RET PRORATA	06/13/2023	01/31/2034	2,212.50		CATP CAM TOE	01/01/2024	12/31/2024						12/31/2026	7,349,646.58	
		nit Type :	INM	WTSP WATER & SEWER	10/14/2023	01/31/2034	86.00	.11	CATP CAM TOE	01/01/2025	12/31/2025	17,492.43	23.32	3.6%	PCTP 0	01/01/2027	12/31/2027	7,799,400.00	5.00%
	Lea	ase Status :	0						CATP CAM TOE	01/01/2026	12/31/2026	18,126.53	24.17	3.6%	PCTP 0	01/01/2028	12/31/2028	7,799,400.00	5.00%
		In Lieu :	00112122						CATP CAM TOE	01/01/2027	12/31/2027	18,783.62					12/31/2029	7,799,400.00	
		ommencement Date oen Date :	: 06/13/2023 10/14/2023						CATP CAM TOE  CATP CAM TOE	01/01/2028 01/01/2029	12/31/2028 12/31/2029	19,464.52 20,170.11					12/31/2030 12/31/2031	7,889,646.58 8,339,400.00	
		iginal End Date :	01/31/2034						CATP CAM TOE	01/01/2029	12/31/2029						12/31/2031	8,339,400.00	
		pire/Close Date :	01/31/2034						CATP CAM TOE	01/01/2031	12/31/2031	21,658.95					12/31/2033	8,339,400.00	
									CATP CAM TOE	01/01/2032	12/31/2032	22,444.09	29.93	3.6%	PCTP 0	01/01/2034	01/31/2034	708,277.81	5.00%
									CATP CAM TOE	01/01/2033	12/31/2033	23,257.69	31.01	3.6%					

1/3/2024 16:44:27 Page -

13

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews Property: 4229 Mall St Matthews

					Current	Charges				Future Re	ent & Expense	Escalations				Overa	ige/% In Lie	u Rent Terms		
Unit	DBA	Sq Lease ID Fo		Bill Code Expense Description	Begin Date	End Date	Monthly Amount	Annual Rate/SF	Bill Code Expense Description	Begin Date	End Date	Monthly Amount	Annual Rate/SF	%		Begin Date	End Date	Breakpoint	Overage %	
······	<u> </u>			<u> </u>			7 1110 4111	- 1010/01	CATP CAM TOE	01/01/2034	01/31/2034	24,100.78		Inc. 3.6%				<u> </u>	~	
				Total :		_	48,836.00													
493	ZAPPOS! UNBOXED	498866	20,035	BMRP MINIMUM RENT	02/18/2022	04/30/2031	33,391.67	20.00							SNBP 02	2/19/2022	04/30/2031			
				REPP RET PRORATA	06/01/2022	04/30/2031	6,277.63	3.76												
	Lease Type :	RT		WTSP WATER & SEWER	02/18/2022	04/30/2031	132.00	.08												
	Unit Type :	INM																		
	Lease Status :	0																		
	% In Lieu : Commencement Date	e: 04/23/2021	4																	
	Open Date :	04/23/2021																		
	Original End Date :	04/30/2031																		
	Expire/Close Date :	04/30/2031																		
				Total :		_	39,801.30													
	EVENTO	000007	0.070	DUOD ODOGO DENT	00/04/0004	0.4 /0.4 /0.005	40.500.00	22.42							DOTE: 01	1/01/0000	10/01/0000	4.050.000.0		
515	EXPRESS	238667		BMGP GROSS RENT WTSP WATER & SEWER	02/01/2021 02/01/2021	01/31/2025 01/31/2025	19,583.33	28.40 .04									12/31/2023 12/31/2024		0 13.00% 0 13.00%	
	Lease Type :	RT		WIOF WAILING SEWER	02/U 1/2U2 I	0 1/3 1/2023	25.00	.04									01/31/2025		6 13.00%	
	Unit Type :	INM														., 0 ., 2020	01/01/2020	101,100.0		
	Lease Status :	0																		
	% In Lieu:																			
	Commencement Date	e: 10/26/2007	7																	
	Open Date :	10/26/2007																		
	Original End Date :	01/31/2025																		
	Expire/Close Date :	01/31/2025	5	Total :		-	19,608.33													
				Total .			19,000.33													
525	HOT TOPIC	345539	1,810	BMRP MINIMUM RENT	02/01/2023	01/31/2024	12,370.77	82.02	BMRP MINIMUM RENT	02/01/2024	01/31/2025	12,618.18	83.66	2.0%	PCTP 02	2/01/2023	01/31/2024	2,474,154.0	0 6.00%	
				CATP CAM TOE	01/01/2023	12/31/2023		31.76	CATP CAM TOE	01/01/2024	12/31/2024	4,982.79	33.04	4.0%	PCTP 02	2/01/2024	01/31/2025	2,523,637.0		
	Lease Type :	RT		REPP RET PRORATA	04/01/2016	01/31/2025	523.23	3.47	CATP CAM TOE	01/01/2025	01/31/2025	5,182.10	34.36	4.0%						
	Unit Type :	INM		WTSP WATER & SEWER	02/01/2015	01/31/2025	65.00	.43												
	Lease Status :	0																		
	% In Lieu :																			
	Commencement Date																			
	Open Date : Original End Date :	02/27/2015 01/31/2025																		
	Expire/Close Date :																			
		- 1.0 1.2020	-	Total :		_	17,750.14													
20	LITTLE DIT AND COMPANY	409630	2.650	CDDM CD DENT 40.	11/01/2022	12/24/2022	0.545.00	11 50	SPBM SP RENT-12+	01/01/2024	03/34/3034	045.00	3.83 -	ee 00/					_	
30	LITTLE BIT AND COMPANY  Lease Type:	498639 SL	∠,050	SPBM SP RENT-12+	11/01/2023	12/31/2023	2,545.00	11.52	SPDIVI SP KENT-12+	01/01/2024	03/31/2024	845.00	ა.გა -	-00.0%						
	Unit Type :	INM																		
	Lease Status :	0																		
	% In Lieu :																			
	Commencement Date	e: 10/01/2020	)																	
	Open Date :	10/01/2020																		
	Original End Date :	03/31/2024																		
	Expire/Close Date :	03/31/2024	+	Total :		_	2,545.00													
							·													
1535	KAY JEWELERS	211859	1,084	BMRP MINIMUM RENT	01/01/2019	12/31/2023	14,583.33	161.44	BMRP MINIMUM RENT	01/01/2024	12/31/2028	14,999.85	166.05	2.9%	PCTP 01	1/01/2023	12/31/2023	2,916,666.6	7 6.00%	

JDE EnterpriseOne 9.2 R5615003A

As Of 12/25/2023

1/3/2024 16:44:27 14

Page -Mall St Matthews Rent Roll - Capital Market - PDF

Company: 04229 Mall St Matthews Property: 4229 Mall St Matthews

Troperty . 4.	229 Maii St i	wattnews		Current	Charges				Future Re	ent & Expense	Escalations				Overa	age/% In Lie	eu Rent Terms	
		0	D'II		J											•		
11.2	DD4 .	Square		Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	Begin	End	Б	Overage
<u>Unit</u>		_ease ID Footage	· <del></del>		Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	Code	Date	Date	Breakpoint	<u>%</u>
	Lease Type :	RT	REPP RET PRORATA	01/01/2019	12/31/2023	243.00		CATP CAM TOE	01/01/2025	12/31/2025	3,082.62		5.0%		01/01/2025			
	Unit Type :	INM C	WTSP WATER & SEWER	01/01/2019	12/31/2023	72.00	.80	CATP CAM TOE	01/01/2026	12/31/2026	3,236.75		5.0%		01/01/2026		2,999,970.00	
	Lease Status : % In Lieu :	C						CATP CAM TOE CATP CAM TOE	01/01/2027 01/01/2028	12/31/2027 12/31/2028	3,398.59 3,568.52		5.0% 5.0%		01/01/2027 01/01/2028		2,999,970.00 2,999,970.00	
	Commencement Date :	08/18/2005						REPP RET PRORATA	01/01/2024	12/31/2028	243.00	2.69	3.070	FOIF	01/01/2020	12/31/2020	2,999,970.00	0.0070
	Open Date :	08/19/2005						WTSP WATER & SEWER	01/01/2024	12/31/2028	72.00							
	Original End Date :	12/31/2028								,.,.,,	1 = 12 2							
	Expire/Close Date :	12/31/2028																
			Total :		_	17,834.40	-											
1547 GAMESTO	P	228516 1,51	12 BMGP GROSS RENT	02/01/2023	01/31/2024	8,442.00	67.00	BMGP GROSS RENT	02/01/2024	01/31/2025	8,779.68	69.68	4.0%	PCTP	02/01/2023	01/31/2024	1,383,113.00	5.00%
			WTSP WATER & SEWER	02/01/2023	01/31/2027	45.00	.36	BMGP GROSS RENT	02/01/2025	01/31/2026	9,131.22	72.47	4.0%	PCTP	02/01/2024	01/31/2025	1,438,437.50	5.00%
	Lease Type :	RT						BMGP GROSS RENT	02/01/2026	01/31/2027	9,496.62	75.37	4.0%	PCTP	02/01/2025	01/31/2026	1,495,975.00	5.00%
	Unit Type :	INM												PCTP	02/01/2026	01/31/2027	1,555,814.00	5.00%
	Lease Status :	0																
	% In Lieu :																	
	Commencement Date :																	
	Open Date :	10/09/2006																
	Original End Date :	01/31/2027																
	Expire/Close Date :	01/31/2027	Total :		-	8,487.00	-											
			Total .			0,407.00												_
1555 GNC		210393 1,42	25 BMRP MINIMUM RENT	02/01/2023	01/31/2024	3,037.62	25.58	BMRP MINIMUM RENT	02/01/2024	01/31/2025	3,128.75	26.35	3.0%	DCTD	02/01/2023	12/31/2023	401 750 43	2 8.00%
1000		210000 1,42	HVAP HVAC ENERGY	02/01/2023	01/31/2024	70.00		BMRP MINIMUM RENT	02/01/2025	01/31/2026	3,222.62	27.14			01/01/2024			5 8.00%
	Lease Type :	RT	HVFP HVAC EQUIP	02/01/2023	12/31/2023	361.99		HVFP HVAC EQUIP	01/01/2024	12/31/2024	376.47	3.17			01/01/2025			8.00%
	Unit Type :	INM	REFP RET FIXED	02/01/2023	12/31/2023	461.94		HVFP HVAC EQUIP	01/01/2025	12/31/2025	391.53		4.0%		01/01/2026			7 8.00%
	Lease Status :	0	WTSP WATER & SEWER	02/01/2023	01/31/2026	62.00		HVFP HVAC EQUIP	01/01/2026	01/31/2026	407.19	3.43						
	% In Lieu :							REFP RET FIXED	01/01/2024	12/31/2024	475.80	4.01	3.0%					
	Commencement Date :	05/01/1994						REFP RET FIXED	01/01/2025	12/31/2025	490.07	4.13	3.0%					
	Open Date :	05/01/1994						REFP RET FIXED	01/01/2026	01/31/2026	504.77	4.25	3.0%					
	Original End Date:	01/31/2026																
	Expire/Close Date :	01/31/2026			_		_											
			Total :			3,993.55												
1560 ANTHONY	VINCE' NAIL SPA	342232 3,29	93 BMRP MINIMUM RENT	03/01/2023	02/29/2024	15,643.03		BMRP MINIMUM RENT	03/01/2024	02/28/2025	16,112.32	58.71	3.0%		01/01/2023			
			REPP RET PRORATA	04/01/2020	02/28/2025	1,226.85								PCTP	01/01/2024	02/28/2025	1,696,212.06	5 10.00%
	Lease Type :	RT	WTSP WATER & SEWER	08/01/2017	02/28/2025	426.00	1.55											
	Unit Type :	INM																
	Lease Status :	0																
	% In Lieu : Commencement Date :	12/14/2014																
	Open Date :	12/14/2014																
	Original End Date :	02/28/2025																
	Expire/Close Date :	02/28/2025																
	,		Total :		_	17,295.88	-											
1585 THE CHEE	SECAKE FACTORY	212402 11,32	29 BMRE MINIMUM RENT	01/01/2021	01/31/2027		28.00	CATE CAM TOE	01/01/2024	12/31/2024	13,243.69					12/31/2026		
		D.T.	CATE CAM TOE	01/01/2023	12/31/2023		13.62	CATE CAM TOE	01/01/2025	12/31/2025	13,641.00			PCTE	01/01/2027	01/31/2027	1,113,546.30	4.00%
	Lease Type :	RT	REPE RET PRORATA	02/01/2016	01/31/2027	2,739.81	2.90	CATE CAM TOE	01/01/2026	12/31/2026	14,050.23							
	Unit Type :	INM O						CATE CAM TOE	01/01/2027	01/31/2027	14,471.74	15.33	ა.∪%					
	Lease Status :	U																
	% In Lieu :	00/00/0005																

Commencement Date: 09/06/2005

1/3/2024 16:44:27

Page - 15

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews

Property	4229 Mall	St Matthews																
				Curren	nt Charges				Future Re	ent & Expense	Escalations				Over	rage/% In Li	ieu Rent Terms	
		Square	Bill	Begin	End	Monthly	Annual	Bill	Rogin	End	Monthly	Annual	0/_	Bill	ll Begin	End		Overage
Unit	DBA	Lease ID Footage			Date	Amount	Annual Rate/SF		Begin Date	Date	Monthly Amount	Rate/SF	Inc.	Coc	5	Date	Breakpoint	%
	Open Date :	09/06/2005											<u></u>					_
	Original End Date :	01/31/2027																
	Expire/Close Date	01/31/2027																
			Total :		_	42,032.09	)											
1590	THE RELAX PLACE	380376 1,589	9 BMRP MINIMUM RENT	03/01/2023	12/31/2023	5,961.44	45.02											
			HVAP HVAC ENERGY	03/01/2023	12/31/2023	60.00												
	Lease Type :	RT	HVFP HVAC EQUIP	03/01/2023	12/31/2023	436.59	3.30											
	Unit Type :	INM	REPP RET PRORATA	03/01/2023	12/31/2023	455.51	3.44											
	Lease Status :	0	WTSP WATER & SEWER	03/01/2023	12/31/2023	45.00	.34											
	% In Lieu :																	
	Commencement Da																	
	Open Date : Original End Date :	05/25/2018 12/31/2023																
	Expire/Close Date																	
	<u> </u>	12/01/2020	Total :		_	6,958.54	1											
1600	PERFUME VILLA	528754 927		08/04/2023	08/03/2024	3,494.79	45.24	BMRP MINIMUM RENT	08/04/2024	08/03/2025		3 47.50	5.0%	PC'	CTP 08/04/2023	08/03/2024		0 15.00%
			CATP CAM TOE	08/04/2023	12/31/2023	1,158.75		BMRP MINIMUM RENT	08/04/2025	08/03/2026					CTP 08/04/2024			3 15.00%
	Lease Type :	RT	HVAP HVAC ENERGY	08/04/2023	08/03/2026	240.00		CATP CAM TOE	01/01/2024	12/31/2024			5.0%	PC.	CTP 08/04/2025	08/03/2026	6 424,177.2	7 15.00%
	Unit Type :	INM	HVFP HVAC EQUIP	08/04/2023	12/31/2023	209.35		CATP CAM TOE	01/01/2025	12/31/2025								
	Lease Status :	0	REPP RET PRORATA WTSP WATER & SEWER	08/04/2023 08/04/2023	08/03/2026 08/03/2026	290.46 87.00		CATP CAM TOE  HVFP HVAC EQUIP	01/01/2026 01/01/2024	08/03/2026 12/31/2024			5.0% 4.0%					
	% In Lieu : Commencement Da	ate: 08/04/2023	WISE WAILK & SEWER	00/04/2023	00/03/2020	67.00	, 1.13	HVFP HVAC EQUIP	01/01/2024	12/31/2024			4.0%					
	Open Date :	08/04/2023						HVFP HVAC EQUIP	01/01/2026	08/03/2026			4.0%					
	Original End Date :	08/03/2026																
	Expire/Close Date						_											
			Total :			5,480.35	5											
1605	ZUMIEZ	322385 2,500	0 BMRP MINIMUM RENT	07/01/2023	06/30/2024	10,600.00	50.88	BMRP MINIMUM RENT	07/01/2024	06/30/2025	10,918.0	) 52.41	3.0%	PC.	CTP 01/01/2023	12/31/2023	3 1,325,163.0	0 7.00%
		2,000	HVAP HVAC ENERGY	07/01/2023	06/30/2027	116.00		BMRP MINIMUM RENT	07/01/2025	06/30/2026					CTP 01/01/2024			4 8.00%
	Lease Type :	RT	HVFP HVAC EQUIP	07/01/2023	12/31/2023	804.88		BMRP MINIMUM RENT	07/01/2026	06/30/2027	11,582.9		3.0%		CTP 01/01/2025			8 8.00%
	Unit Type :	INM	REPP RET PRORATA	07/01/2023	06/30/2027	783.72	3.76	HVFP HVAC EQUIP	01/01/2024	12/31/2024	837.0	3 4.02	4.0%	PC'	CTP 01/01/2026	12/31/2026	1,158,455.0	7 8.00%
	Lease Status :	0	WTSP WATER & SEWER	07/01/2023	06/30/2027	53.00	.25	HVFP HVAC EQUIP	01/01/2025	12/31/2025	870.5	4.18	4.0%	PC'	CTP 01/01/2027	06/30/2027	582,885.6	1 8.00%
	% In Lieu :							HVFP HVAC EQUIP	01/01/2026	12/31/2026			4.0%					
	Commencement Da							HVFP HVAC EQUIP	01/01/2027	06/30/2027	941.60	4.52	4.0%					
	Open Date :	06/21/2013																
	Original End Date : Expire/Close Date																	
	Expire/Glose Date	00/30/2021	Total :		_	12,357.60	_ )											
1610	TORRID	328162 2,200	0 BMRP MINIMUM RENT	11/01/2020		-	36.00	BMRP MINIMUM RENT	02/01/2024	12/31/2024					CTP 02/01/2021			0 6.00%
		DT	CATP CAM TOE	01/01/2023	12/31/2023		35.56	CATP CAM TOE	01/01/2024	01/31/2024			4.0%	PC'	CTP 02/01/2024	12/31/2024	1,210,000.0	0 6.00%
	Lease Type :	RT INM	REPP RET PRORATA WTSP WATER & SEWER	04/01/2016 09/07/2013	01/31/2024		3.47	CATP CAM TOE REPP RET PRORATA	02/01/2024	12/31/2024		4 36.98 9 3.47						
	Unit Type : Lease Status :	INM H	WIST WAIER & SEWER	09/07/2013	01/31/2024	66.00	.36	WTSP WATER & SEWER	02/01/2024 02/01/2024	12/31/2024 12/31/2024								
	% In Lieu :	11						TO THAT LINE OLVELL	02/01/2024	1213112024	00.00	, .00						
	Commencement D	ate: 09/07/2013																
	Open Date :	09/07/2013																
	Original End Date :	01/31/2024																
	Expire/Close Date	12/31/2024			_		_											
			Total :			13,820.49	)											

1/3/2024 16:44:27 Page - 16

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews
Property: 4229 Mall St Matthews

		4223 IVIdii Stir	Matthews			Current	Charges				Future Re	nt & Expense	Escalations				Overa	age/% In Lie	eu Rent Terms	
			S	quare	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	Begin	End		Overage
Unit		DBA L	Lease ID F	ootage	Code Expense Description	Date	Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	Code	Date	Date	Breakpoint	%
						_														_
1615	BUCKLE		360084	5,492	BMRP MINIMUM RENT	08/01/2023	07/31/2024	23,193.32	50.68	BMRP MINIMUM RENT	08/01/2024	07/31/2025	23,657.18	51.69	2.0%	PCTP	01/01/2023	12/31/2023	5,502,727.68	5.00%
					CATP CAM TOE	01/01/2023	12/31/2023	18,224.10	39.82	BMRP MINIMUM RENT	08/01/2025	07/31/2026	24,130.32	52.72	2.0%	PCTP	01/01/2024	12/31/2024	5,612,782.24	5.00%
		Lease Type :	RT		REPP RET PRORATA	07/01/2021	06/30/2027	1,834.09		BMRP MINIMUM RENT	08/01/2026	06/30/2027	24,612.93				01/01/2025		5,725,037.88	
		Unit Type :	INM		WTSP WATER & SEWER	06/29/2017	06/30/2027	55.00	.12	CATP CAM TOE	01/01/2024	12/31/2024	18,953.06				01/01/2026		5,839,538.64	
		Lease Status :	0							CATP CAM TOE	01/01/2025	12/31/2025	19,711.19			PCTP	01/01/2027	08/31/2027	3,938,069.03	5.00%
		% In Lieu : Commencement Date :	06/29/20	17						CATP CAM TOE CATP CAM TOE	01/01/2026 01/01/2027	12/31/2026 06/30/2027	20,499.63 21,319.62							
		Open Date :	06/29/20							OATI OANITOL	01/01/2027	00/30/2021	21,313.02	40.00	4.070					
		Original End Date :	06/30/202																	
		Expire/Close Date :	06/30/202	27																
					Total :			43,306.51												
1617	PACSUN		348386	3,800	BMRP MINIMUM RENT	02/01/2022	01/31/2024	15,434.33	48.74	BMRP MINIMUM RENT	02/01/2024	12/31/2024	15,434.33	48.74		PCTP	01/01/2023	12/31/2023	1,685,986.00	11.00%
					WTSP WATER & SEWER	02/01/2022	01/31/2024	65.00	.21	WTSP WATER & SEWER	02/01/2024	12/31/2024	65.00	.21		PCTP	01/01/2024	12/31/2024	1,685,986.00	11.00%
		Lease Type :	RT																	
		Unit Type :	INM																	
		Lease Status :	Н																	
		% In Lieu : Commencement Date :	02/01/201	16																
		Open Date :	02/01/20																	
		Original End Date :	01/31/202																	
		Expire/Close Date :	12/31/202																	
					Total :		_	15,499.33	- i											
1620	FYE		340290	3,480	BMRP MINIMUM RENT	02/01/2023	01/31/2024	13,525.60	46.64	BMRP MINIMUM RENT	02/01/2024	01/31/2025	13,931.37	48.04	3.0%	PCTP	01/01/2023	12/31/2023	1,299,567.55	11.50%
					REPP RET PRORATA	02/01/2023	01/31/2025	1,027.31	3.54							PCTP	01/01/2024	12/31/2024	1,284,372.85	12.00%
		Lease Type :	RT		WTSP WATER & SEWER	02/01/2023	01/31/2025	45.00	.16							PCTP	01/01/2025	01/31/2025	107,291.47	12.00%
		Unit Type :	INM																	
		Lease Status :	0																	
		% In Lieu :	00/07/00	15																
		Commencement Date : Open Date :	02/27/201																	
		Original End Date :	01/31/202																	
		Expire/Close Date :	01/31/202																	
					Total :		_	14,597.91	_											
1627	RED ROB	BIN GOURMET BURGERS	S 256834	6,509	BMRE MINIMUM RENT	10/01/2023	09/30/2024	13,165.54	24.27	BMRE MINIMUM RENT	10/01/2024	09/30/2025	13,493.56	24.88	2.5%	PCTE	01/01/2023	12/31/2023	5,277,915.00	3.00%
					REPE RET PRORATA	10/01/2023	09/30/2028	2,439.62	4.50	BMRE MINIMUM RENT	10/01/2025	09/30/2026	13,832.71	25.50	2.5%	PCTE	01/01/2024	12/31/2024	5,410,390.25	3.00%
		Lease Type :	RT		WTSP WATER & SEWER	10/01/2023	09/30/2028	756.00	1.39	BMRE MINIMUM RENT	10/01/2026	09/30/2027	14,177.41	26.14	2.5%	PCTE	01/01/2025	12/31/2025	5,518,597.75	3.00%
		Unit Type :	INM							BMRE MINIMUM RENT	10/01/2027	09/30/2028	14,533.24	26.79	2.5%		01/01/2026		5,628,949.75	
		Lease Status :	0														01/01/2027		5,741,489.00	
		% In Lieu :														PCTE	01/01/2028	09/30/2028	4,370,433.00	3.00%
			07// //	20																
		Commencement Date :																		
		Commencement Date : Open Date :	07/14/200	08																
		Commencement Date : Open Date : Original End Date :	07/14/200 09/30/202	)8 28																
		Commencement Date : Open Date :	07/14/200	)8 28	Total :		-	16,361.16	<del>-</del>											
		Commencement Date : Open Date : Original End Date :	07/14/200 09/30/202	)8 28	Total :		-	16,361.16	<del>-</del>											
1685	DRY GOO	Commencement Date : Open Date : Original End Date : Expire/Close Date :	07/14/200 09/30/202	08 28 28	Total : BMRP MINIMUM RENT	09/01/2023	08/31/2024	<b>16,361.1</b> 6		BMRP MINIMUM RENT	09/01/2024	08/31/2025	25,622.37	76.87	3.0%	PCTP	09/01/2023	08/31/2024	2,858,902.43	8.00%
1685	DRY GOO	Commencement Date : Open Date : Original End Date : Expire/Close Date :	07/14/200 09/30/202 09/30/202	08 28 28		09/01/2023 04/01/2020	08/31/2024 11/30/2026		74.63	BMRP MINIMUM RENT BMRP MINIMUM RENT	09/01/2024 09/01/2025	08/31/2025 08/31/2026	25,622.37 26,391.04				09/01/2023 09/01/2024		2,858,902.43 2,944,669.57	
1685	DRY GOO	Commencement Date : Open Date : Original End Date : Expire/Close Date :	07/14/200 09/30/202 09/30/202	08 28 28	BMRP MINIMUM RENT			24,876.09	74.63				-	79.17	3.0%	PCTP		08/31/2025		8.00%

JDE EnterpriseOne 9.2 R5615003A

Page -17 **Mall St Matthews** 

1/3/2024 16:44:27

Rent Roll - Capital Market - PDF As Of 12/25/2023

04229 Mall St Matthews Company :

Property 4229 Mall St Matthews --Current Charges --Future Rent & Expense Escalations---Overage/% In Lieu Rent Terms -End Bill Begin Square Begin Rill % Monthly Monthly Overage Annual Begin End Annual Lease ID Footage DBA Date Date Amount Rate/SF Code Expense Description Rate/SF Date Date Expense Description Date Date Amount Code Breakpoint % Inc. Lease Status: % In Lieu: Commencement Date : 08/15/2017 Open Date : Original End Date: 11/30/2026 Expire/Close Date : 11/30/2026 26,436.32 BATH & BODY WORKS 382591 4.110 BMRP MINIMUM RENT 01/01/2021 12/31/2024 13,015.00 38.00 BMRP MINIMUM RENT 01/01/2025 01/31/2028 13,700.00 40.00 5.3% PCTP 01/01/2023 12/31/2023 3,123,600.00 5.00% CATP CAM TOE 01/01/2023 12/31/2023 9,187.55 26.82 CATP CAM TOE 01/01/2024 12/31/2024 9,520.60 27.80 3.6% PCTP 01/01/2024 12/31/2024 3,123,600.00 Lease Type: RT REPP RET PRORATA 04/01/2019 01/31/2028 1,091.04 3.19 CATP CAM TOE 01/01/2025 12/31/2025 9,865.72 28.81 PCTP 01/01/2025 12/31/2025 3,288,000.00 5.00% Unit Type : INM WTSP WATER & SEWER 02/01/2018 01/31/2028 45.00 CATP CAM TOE 01/01/2026 12/31/2026 10,223.35 29.85 3.6% PCTP 01/01/2026 12/31/2026 3,288,000.00 5.00% Lease Status: 0 CATP CAM TOE 01/01/2027 12/31/2027 10,593.95 30.93 3.6% PCTP 01/01/2027 12/31/2027 3,288,000.00 5.00% % In Lieu: CATP CAM TOE 01/01/2028 01/31/2028 10,977.98 32.05 3.6% PCTP 01/01/2028 01/31/2028 279,254.79 5.00% Commencement Date : 02/01/2018 Open Date : 02/01/2018 Original End Date: 01/31/2028 01/31/2028 Expire/Close Date : 23.338.59 Total: LIDS 890 BMRP MINIMUM RENT 08/01/2023 BMGP GROSS RENT 07/31/2024 7.527.50 101.49 08/01/2024 07/31/2029 7.188.56 96.92 PCTP 02/01/2023 01/31/2024 750.110.87 11.50% 384524 CATP CAM TOE 01/01/2023 12/31/2023 3.156.64 42.56 CATP CAM TOE 01/01/2024 07/31/2024 3.314.47 44.69 5.0% PCTP 02/01/2024 07/31/2024 375.055.43 11.50% Lease Type RT REPP RET PRORATA 08/01/2017 07/31/2024 169.84 RRCF RELIEF CAM FIXED 01/01/2024 07/31/2024 3,314.47-44.69- 5.0% PCTP 02/01/2024 01/31/2025 750.110.87 11.50% 2.29 01/01/2023 WTSP WATER & SEWER 08/01/2024 07/31/2029 Unit Type: INM RRCF RELIEF CAM FIXED 12/31/2023 3.156.64- 42.56-45.00 .61 PCTP 02/01/2025 01/31/2026 750.110.87 11.50% Lease Status RRGR RELIEF-GROSS BILLED 02/01/2022 07/31/2024 7,188.56 96.92 PCTP 02/01/2026 01/31/2027 750,110.87 11.50% RRRT RELIEF-MIN RENT 08/01/2023 07/31/2024 7,527.50- 101.49-PCTP 02/01/2027 01/31/2028 750,110.87 11.50% % In Lieu: 08/01/2017 RRTS RELIEF-RET PRO-RATA 02/01/2022 07/31/2024 169.84-PCTP 02/01/2028 01/31/2029 750,110.87 11.50% Commencement Date 2.29-Open Date : 08/01/2017 WTSP WATER & SEWER 08/01/2017 07/31/2024 45.00 .61 PCTP 02/01/2029 07/31/2029 375,055.43 11.50% Original End Date : 07/31/2029 Expire/Close Date : 07/31/2029 7,233.56 Total: AMERICAN EAGLE 331783 8,606 BMRP MINIMUM RENT 05/01/2023 04/30/2024 34,283.22 47.80 CATP CAM TOE 01/01/2024 04/30/2024 28,336.93 PCTP 02/01/2023 01/31/2024 8,188,634.46 5.00% OUTFITTERS/AERIE CATP CAM TOE 01/01/2023 12/31/2023 26,987.55 37.63 HVFP HVAC EQUIP 01/01/2024 04/30/2024 2,770.73 3.86 4.0% PCTP 02/01/2024 04/30/2024 2,028,815.26 5.00% Lease Type RT HVAP HVAC ENERGY 07/01/2022 04/30/2024 263.00 .37 Unit Type : INM HVFP HVAC EQUIP 01/01/2023 12/31/2023 2,664.16 3.71 Lease Status: 0 REPP RET PRORATA 05/01/2018 04/30/2024 2,679.66 3.74 % In Lieu: WTSP WATER & SEWER 04/30/2014 04/30/2024 70.00 .10 Commencement Date : 04/30/2014 Open Date : 04/30/2014 Original End Date 04/30/2024 Expire/Close Date : 04/30/2024 Total: 66,947.59 PALMETTO MOON 524133 7.315 BMRP MINIMUM RENT 04/07/2023 03/31/2024 24.383.33 40.00 BMRP MINIMUM RENT 04/01/2024 04/30/2024 24.383.33 40.00 PCTP 05/01/2023 04/30/2024 3,135,447.92 5.00% HVAP HVAC ENERGY 04/07/2023 07/31/2032 400.00 .66 BMRP MINIMUM RENT 05/01/2024 04/30/2025 25.114.83 41.20 PCTP 05/01/2024 04/30/2025 3.229.511.36 3.0% RT 04/07/2023 2,749.22 Lease Type REPP RET PRORATA 07/31/2032 4.51 BMRP MINIMUM RENT 05/01/2025 04/30/2026 25.868.28 3.0% PCTP 05/01/2025 04/30/2026 3.326.396.70 42.44 5.00% INM WTSP WATER & SEWER 04/07/2023 07/31/2032 BMRP MINIMUM RENT Unit Type : 80.00 .13 05/01/2026 04/30/2027 26.644.33 PCTP 05/01/2026 04/30/2027 3.426.188.60 43.71 3.0% 5.00% Lease Status 0 BMRP MINIMUM RENT 05/01/2027 04/30/2028 27.443.66 45.02 3.0% PCTP 05/01/2027 04/30/2028 3.528.974.28 5.00% BMRP MINIMUM RENT 05/01/2028 28.266.97 % In Lieu: 04/30/2029 46.37 3.0% PCTP 05/01/2028 04/30/2029 3.634.843.55 5.00% 04/07/2023 BMRP MINIMUM RENT 05/01/2029 04/30/2030 29.114.98 47.76 3.0% PCTP 05/01/2029 04/30/2030 3.743.888.88 Commencement Date: 5.00% Open Date : 04/07/2023 BMRP MINIMUM RENT 05/01/2030 04/30/2031 29,988.43 49.19 3.0% PCTP 05/01/2030 04/30/2031 3,856,205.53 5.00%

As Of 12/25/2023

1/3/2024 16:44:27 18

Page -Rent Roll - Capital Market - PDF

Company: 04229 Mall St Matthews Property: 4229 Mall St Matthews

1 Toperty . 4229	Maii St M	launews		Current	Charges				Future Re	ent & Expense	Escalations					verage/% In I	ieu Rent Terms -	
		0	D.11		J					·						J	iou rtont ronno	
LIit DDA		Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	Begin	End	Dun also aisat	Overage
Unit DBA	-	ease ID Footage	Code Expense Description	Date	Date	Amount	Rate/SF	Code Expense Description	<u>Date</u>	Date	Amount	Rate/SF	Inc.	Code		Date	Breakpoint	<u>%</u>
Original End		07/31/2032 07/31/2032						BMRP MINIMUM RENT BMRP MINIMUM RENT	05/01/2031	04/30/2032 07/31/2032	30,888.08 31,814.72		3.0% 3.0%			31 04/30/203 32 07/31/203		
Expire/Close	e Date :	07/31/2032	Total :		-	27,612.55	_ i	DIMRP MINIMUM RENT	05/01/2032	07/31/2032	31,614.72	52.19	3.0%	PCII	P 05/01/20	32 07/31/203	2 1,031,106.3	5.00%
1735 SUNGLASS HUT		350780 1,110	BMRP MINIMUM RENT	04/04/0000	00/04/0004	44.045.46	100.44	BMRP MINIMUM RENT	04/04/0004	00/04/0005	40,000,50	400.04	0.00/	DOT	D 04/04/00	00 40/04/000	0 4 770 705 0	0.000/
1735 SUNGLASS HUT		350780 1,110	CATP CAM TOE	04/01/2023 01/01/2023	03/31/2024 12/31/2023	3,571.50	129.14 38.61	BMRP MINIMUM RENT	04/01/2024 04/01/2025	03/31/2025 03/31/2026	12,303.50 12,672.61					23 12/31/202 24 12/31/202		
Lease Type		RT	HVAP HVAC ENERGY	11/05/2015	03/31/2026	70.00		CATP CAM TOE	01/01/2024	12/31/2024	3,750.08		5.0%			25 12/31/202		
Unit Type :		INM	HVFP HVAC EQUIP	01/01/2023	12/31/2023	343.07		CATP CAM TOE	01/01/2025	12/31/2025	3,937.58					26 03/31/202		5 8.00%
Lease Statu	ıs:	0	REPP RET PRORATA	11/05/2015	03/31/2026	298.78		CATP CAM TOE	01/01/2026	03/31/2026	4,134.46		5.0%				,	
% In Lieu :			WTSP WATER & SEWER	11/05/2015	03/31/2026	50.00		HVFP HVAC EQUIP	01/01/2024	12/31/2024	356.79							
Commencer	ment Date :	11/05/2015						HVFP HVAC EQUIP	01/01/2025	12/31/2025	371.06	4.01	4.0%					
Open Date :	:	11/05/2015						HVFP HVAC EQUIP	01/01/2026	03/31/2026	385.90	4.17	4.0%					
Original End	d Date :	03/31/2026																
Expire/Close	e Date :	03/31/2026			_		_											
			Total:			16,278.50	)											
1745 CLAIRE'S		233220 1,244	BMRP MINIMUM RENT	07/01/2023	06/30/2024	8,514.14	82.13	BMRP MINIMUM RENT	07/01/2024	06/30/2025	8,769.57	84.59	3.0%	PCTF	P 02/01/20	23 01/31/202		3 10.00%
			CATP CAM TOE	07/01/2023	12/31/2023	4,006.72		BMRP MINIMUM RENT	07/01/2025	06/30/2026	9,032.65		3.0%			24 01/31/202		7 10.00%
Lease Type	1	RT	REPP RET PRORATA	07/01/2023	06/30/2028	405.44		BMRP MINIMUM RENT	07/01/2026	06/30/2027	9,303.63		3.0%			25 01/31/202		3 10.00%
Unit Type :		INM	WTSP WATER & SEWER	07/01/2023	06/30/2028	45.00	.43	BMRP MINIMUM RENT	07/01/2027	06/30/2028	9,582.74		3.0%			26 01/31/202		9 10.00%
Lease Statu	IS:	0						CATP CAM TOE	01/01/2024	12/31/2024	4,126.92		3.0%			27 01/31/202		
% In Lieu :		00/44/0007						CATP CAM TOE	01/01/2025	12/31/2025	4,250.73			PCTI	P 02/01/20	28 06/30/202	8 422,065.48	3 10.00%
Commencer		09/14/2007						CATP CAM TOE CATP CAM TOE	01/01/2026	12/31/2026	4,378.25		3.0%					
Open Date : Original End		09/14/2007 06/30/2028						CATP CAM TOE	01/01/2027 01/01/2028	12/31/2027 06/30/2028	4,509.60 4,644.89		3.0% 3.0%					
Expire/Close		06/30/2028						CATE CANTIOE	01/01/2028	00/30/2026	4,044.69	44.01	3.0%					
Ехрії с/01030	c Date .	00/30/2020	Total :		-	12,971.30	_ )											
1752 HOLLISTER		207626 6,132	BMGP GROSS RENT	02/01/2023	01/31/2024	17,665.27	34.57	BMGP GROSS RENT	02/01/2024	01/31/2025	18,195.23	35.61	3.0%	BPGI	P 02/01/20	23 01/31/202	4 1,766,527.00	10.00%
			WTSP WATER & SEWER	02/01/2023	01/31/2026	60.00	.12	BMGP GROSS RENT	02/01/2025	01/31/2026	18,741.08	36.68	3.0%	BPGI	P 02/01/20	24 01/31/202	5 1,819,522.83	3 10.00%
Lease Type	:	RT												BPGI	P 02/01/20	25 01/31/202	6 1,874,108.50	10.00%
Unit Type :		INM																
Lease Statu	ıs:	0																
% In Lieu :		Υ																
Commencer	ment Date :	05/13/2004																
Open Date :	:	05/13/2004																
Original End		01/31/2026																
Expire/Close	e Date :	01/31/2026			-		_											
			Total :			17,725.27	•											
1705		000055	D1100 141141414	05/04/2222	0.4/0.5/55.5			D14DD 1411114	05/07/222	0.1/0.2/2.2		:	0.627		D 00/21/5	00 04/54/55		
1765 JOURNEYS		369955 2,269		05/01/2023	04/30/2024	13,903.25		BMRP MINIMUM RENT	05/01/2024	04/30/2025	14,320.35		3.0%			23 01/31/202		
<del>.</del>		DT	CATP CAM TOE	01/01/2023	12/31/2023		41.26	BMRP MINIMUM RENT	05/01/2025	04/30/2026	14,749.96		3.0%			24 01/31/202		
Lease Type		RT	HVAP HVAC ENERGY REPP RET PRORATA	05/01/2017	04/30/2027	234.00		BMRP MINIMUM RENT	05/01/2026	04/30/2027	15,192.46		3.0%			25 01/31/202		
Unit Type : Lease Statu	ie .	INM O	WTSP WATER & SEWER	05/01/2017 05/01/2017	04/30/2027 04/30/2027	701.50 50.00		CATP CAM TOE CATP CAM TOE	01/01/2024 01/01/2025	12/31/2024 12/31/2025	8,191.96 8,601.56		5.0% 5.0%			26 01/31/202 27 04/30/202		7.00% 3 7.00%
Lease Statu % In Lieu :		J	WISE WATER & SEWER	03/01/2017	04/30/2027	50.00	.20	CATP CAM TOE	01/01/2025	12/31/2025	9,031.64		5.0%	FUII	. 02/01/20	z: U4/3U/2U2	, 001,100.18	1.00%
Commencer	ment Date ·	05/01/2017						CATP CAM TOE	01/01/2020	04/30/2027	9,483.22							
Open Date :		05/01/2017						J OL	3.,5 I/LULI	5 ., 50, E0E1	0,400.22	30.10	0.070					
Original End		04/30/2027																
Expire/Close		04/30/2027																
,			Total :		-	22,690.62	_ !											
						, ,												

1/3/2024 16:44:27

Page - 19

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews
Property: 4229 Mall St Matthews

Property: 4229 Mall	St Matth	ews																		
				Current Charges						Future Re	ure Rent & Expense Escalations					Over	age/% In Lie	_ieu Rent Terms		
		Squar	re Bill		Begin	End	Monthly	Appual	Bill	Rogin	End	Monthly	Annual	0/.	Bill	Begin	End		Overes	
Linit DPA	Loon	ID Foota		o Evponos Dosorintion			•	Annual Rate/SF	Code Expense Description	Begin	Date	•		_		•		Progknoint	Overage	
Unit DBA						Date	Amount		Code Expense Description	Date	Date	Amount	Rate/SI	Inc.	Cod	de <u>Date</u>	Date	Breakpoint	<u>%</u>	
1770 ART STUDIO			2,700 SPB	BM SP RENT-12+	06/01/2023	05/31/2024	4,583.2	25 20.37												
Lease Type :		SL																		
Unit Type :		NM																		
Lease Status :	(	)																		
% In Lieu :																				
Commencement Da		5/12/2023																		
Open Date :		5/15/2023																		
Original End Date :		5/31/2024																		
Expire/Close Date :	: (	5/31/2024				-														
				Total :			4,583.2	25												
1785 UNDERGROUND STATION	33	7809 1,	,616 BMC	GP GROSS RENT	08/01/2023	07/31/2024	4,811.	4 35.73	HVFP HVAC EQUIP	01/01/2024	07/31/2024	540.2	1 4.01	4.0%	PC1	TP 02/01/2023	01/31/2024	659,750.00	10.00%	
			HVA	AP HVAC ENERGY	08/01/2022	07/31/2024	121.0	.90							PC1	TP 02/01/2024	07/31/2024	334,750.00	10.00%	
Lease Type :		RT	HVF	P HVAC EQUIP	01/01/2023	12/31/2023	519.4	3.86												
Unit Type :	- 1	NM	WTS	SP WATER & SEWER	08/01/2022	07/31/2024	65.0	.48												
Lease Status :	(	)																		
% In Lieu :																				
Commencement Da	ate: (	8/01/2014																		
Open Date :	(	8/01/2014																		
Original End Date :	: (	7/31/2024																		
Expire/Close Date :	: (	7/31/2024																		
				Total:		-	5,517.	17												
1790 BOXLUNCH	36	2228 2,	2,483 BMF	RP MINIMUM RENT	11/01/2023	10/31/2024	11,006.0	66 53.19	BMRP MINIMUM RENT	11/01/2024	10/31/2025	11,281.8	3 54.52	2 2.5%	PCT	TP 02/01/2023	01/31/2024	1,050,303.3	7 6.00%	
			HVA	AP HVAC ENERGY	11/14/2016	01/31/2027	150.0	00 .72	BMRP MINIMUM RENT	11/01/2025	01/31/2027	11,563.8	7 55.89	2.5%	PC1	TP 02/01/2024	01/31/2025	1,076,542.5	3 6.00%	
Lease Type :		RT		PP RET PRORATA	11/14/2016	01/31/2027	740.					,				TP 02/01/2025				
Unit Type :		NM		SP WATER & SEWER	11/14/2016	01/31/2027	70.0									TP 02/01/2026				
Lease Status :		)															**	1,12,111		
% In Lieu :		•																		
Commencement Da	ate · (	8/16/2016																		
Open Date :		0/05/2016																		
Original End Date :		01/31/2027																		
Expire/Close Date :	. (	01/31/2027		Tatal .		-	44.007													
				Total :			11,967.4	14												
1795 KIDS FOOT LOCKER	35	3,	,	RP MINIMUM RENT	08/01/2023	07/31/2024	21,823.		BMRP MINIMUM RENT	08/01/2024	07/31/2025			2 3.0%		TP 01/01/2023				
			REP	PP RET PRORATA	04/11/2016	07/31/2026	1,074.	3.60	BMRP MINIMUM RENT	08/01/2025	07/31/2026	23,151.1	7 77.58	3.0%	PC1	TP 01/01/2024	12/31/2024	2,615,019.3	1 6.00%	
Lease Type :		RT	WTS	SP WATER & SEWER	05/26/2016	07/31/2026	65.0	.22							PC1	TP 01/01/2025	12/31/2025	2,693,469.8	6.00%	
Unit Type :	- 1	NM													PC1	TP 01/01/2026	07/31/2026	1,598,347.1	6.00%	
Lease Status :	(	)																		
% In Lieu :																				
Commencement Da	ate: (	4/11/2016																		
Open Date :		5/26/2016																		
Original End Date :		7/31/2026																		
Expire/Close Date :		7/31/2026																		
·				Total :		<del>-</del>	22,962.	51												
1815 SHOE DEPT. ENCORE	32	7769 10,	,024 BMC	GP GROSS RENT	05/01/2023	04/30/2024	27,190.	0 32.55	BMGP GROSS RENT	05/01/2024	04/30/2026	11,402.3	3 13.65	5 -58.1%	PC1	TP 05/01/2023	01/31/2024	800,000.00	6.00%	
			RRG	GP RELIEF-GROSS	05/01/2023	04/30/2024	15,787.8	85- 18.90-	WTSP WATER & SEWER	05/01/2024	04/30/2026	45.0	.05	5	PC1	TP 02/01/2024	01/31/2025	1,200,000.00	6.00%	
Lease Type :	1	RT	WTS	SP WATER & SEWER	11/01/2019	04/30/2024	45.0	.05							PC1	TP 02/01/2025	01/31/2026	1,200,000.0	6.00%	
Unit Type :	1	NM													PC1	TP 02/01/2026	04/30/2026	300,000.00	6.00%	
Lease Status :	(																			
0/ 1- 1:-																				

% In Lieu:

1/3/2024 16:44:27 Page - 20

Rent Roll - Capital Market - PDF
As Of 12/25/2023

Company: 04229 Mall St Matthews

Property 4229 Mall St Matthews --Current Charges --Future Rent & Expense Escalations---Overage/% In Lieu Rent Terms -End Bill Begin Square Begin Rill % Overage Monthly Begin Monthly Annual End Annual DBA Lease ID Footage Expense Description Date Date Amount Rate/SF Code Expense Description Amount Rate/SF Date Date Date Date Code Breakpoint % Inc. Commencement Date : 05/02/2014 Open Date : 05/02/2014 Original End Date : 04/30/2026 Expire/Close Date : 04/30/2026 Total: 11,447.25 CARDBOARD HEROES / LOCKER 211539 2,889 BMGP GROSS RENT 02/01/2022 01/31/2027 6,249.38 25.96 HVFP HVAC EQUIP 01/01/2024 12/31/2024 929.12 3.86 4.0% PCTP 01/01/2023 12/31/2023 652,108.70 11.50% ROOM BY LIDS HVAP HVAC ENERGY 02/01/2022 01/31/2027 180.00 .75 HVFP HVAC EQUIP 01/01/2025 12/31/2025 966.28 4.01 4.0% PCTP 01/01/2024 12/31/2024 652,108.70 11.50% Lease Type RT HVFP HVAC EQUIP 01/01/2023 12/31/2023 893.38 3.71 HVFP HVAC EQUIP 01/01/2026 12/31/2026 1,004.93 4.17 4.0% PCTP 01/01/2025 12/31/2025 652,108.70 11.50% Unit Type : INM WTSP WATER & SEWER 02/01/2022 01/31/2027 45.00 HVFP HVAC EQUIP 01/01/2027 01/31/2027 1,045.13 PCTP 01/01/2026 12/31/2026 652,108.70 11.50% Lease Status: 0 PCTP 01/01/2027 01/31/2027 54,342.39 11.50% % In Lieu: Commencement Date : 11/11/2005 Open Date : 11/11/2005 Original End Date: 01/31/2027 Expire/Close Date : 01/31/2027 7,367.76 Total: FOREVER 21 10.00% D150 501703 29.368 BPGP 02/01/2023 01/31/2024 10.00% BPGP 02/01/2024 01/31/2025 RT BPGP 02/01/2025 01/31/2026 10.00% Lease Type Unit Type : INM 0 Lease Status % In Lieu: 02/01/2020 Commencement Date: Open Date : 02/01/2020 Original End Date : 01/31/2026 Expire/Close Date : 01/31/2026 ULTA BEAUTY 11,015 BMRP MINIMUM RENT 10/05/2018 02/29/2024 22,947.92 25.00 BMRP MINIMUM RENT 03/01/2024 02/28/2029 25,242.71 27.50 10.0% NONO 10/05/2018 02/28/2029 CATP CAM TOE 01/01/2023 12/31/2023 3,099.37 3.38 CATP CAM TOE 01/01/2024 12/31/2024 3,192.35 Lease Type RT REPP RET PRORATA 06/01/2022 02/28/2029 2,210.28 CATP CAM TOE 01/01/2025 12/31/2025 3,288.12 Unit Type : INM CATP CAM TOE 01/01/2026 12/31/2026 3,386.77 3.69 3.0% Lease Status: 0 CATP CAM TOE 01/01/2027 12/31/2027 3,488.37 3.80 3.0% % In Lieu: CATP CAM TOE 01/01/2028 12/31/2028 3,593.02 3.91 3.0% Commencement Date : 09/14/2018 CATP CAM TOE 01/01/2029 02/28/2029 3,700.81 4.03 3.0% Open Date : 09/14/2018 Original End Date: 02/28/2029 Expire/Close Date : 02/28/2029 Total: 28,257.57 DAVE & BUSTER'S 17.07 9.2% 361741 65.094 BMRB MINIMUM RENT 84,777.08 BMRB MINIMUM RENT 92,576.59 PCTB 02/01/2023 01/31/2024 07/09/2018 01/31/2025 15.63 02/01/2025 01/31/2030 7,500,000.00 4.00% CAPB CAM PRORATA 02/01/2023 01/31/2024 15,702.41 2.89 BMRB MINIMUM RENT 02/01/2030 01/31/2035 101.156.02 18.65 PCTB 02/01/2024 01/31/2025 7.500.000.00 4.00% RT 16.487.53 Lease Type COVR COVID REPAYMENT 12/01/2023 12/31/2023 9,834.17 1.81 CAPB CAM PRORATA 02/01/2024 01/31/2025 3.04 5.0% PCTB 02/01/2025 01/31/2026 8.250.000.00 4.00% ANC COVR COVID REPAYMENT 9,834.20 Unit Type: 12/01/2023 12/31/2023 1.81 CAPB CAM PRORATA 02/01/2025 01/31/2026 17.311.91 PCTB 02/01/2026 01/31/2027 8.250.000.00 3.19 5.0% 4.00% 0 WTSP WATER & SEWER 08/01/2020 01/31/2035 1.267.77 .23 CAPB CAM PRORATA 18.177.50 Lease Status: 02/01/2026 01/31/2027 3.35 5.0% PCTB 02/01/2027 01/31/2028 8.250.000.00 4.00% CAPB CAM PRORATA 19.086.38 02/01/2027 01/31/2028 3.52 5.0% PCTB 02/01/2028 01/31/2029 8.250.000.00 4.00% % In Lieu: CAPB CAM PRORATA 07/09/2018 02/01/2028 01/31/2029 20.040.70 3.69 5.0% PCTB 02/01/2029 01/31/2030 8.250.000.00 4.00% Commencement Date: CAPB CAM PRORATA 02/04/2019 02/01/2029 21.042.73 Open Date : 01/31/2030 3.88 5.0% PCTB 02/01/2030 01/31/2031 9.075.000.00 4.00% Original End Date : 01/31/2035 CAPB CAM PRORATA 02/01/2030 01/31/2031 22.094.87 4.07 5.0% PCTB 02/01/2031 01/31/2032 9.075.000.00 4.00% Expire/Close Date : 01/31/2035 CAPB CAM PRORATA 02/01/2031 01/31/2032 23,199.61 4.28 5.0% PCTB 02/01/2032 01/31/2033 9,075,000.00 4.00%

JDE EnterpriseOne 9.2 R5615003A

**Mall St Matthews** 

Page -

1/3/2024 16:44:27

21

Rent Roll - Capital Market - PDF As Of 12/25/2023

Property 4229 Mall St Matthews --Current Charges --Future Rent & Expense Escalations---Overage/% In Lieu Rent Terms --End Bill Begin Square Begin Rill % Monthly End Monthly Overage Annual Begin Annual DBA Lease ID Footage Expense Description Date Date Amount Rate/SF Code Expense Description Amount Rate/SF Date Date Code Date Date Code Breakpoint Inc. 01/31/2033 4.00% CAPB CAM PRORATA 02/01/2032 24,359.59 4.49 5.0% PCTB 02/01/2033 01/31/2034 CAPB CAM PRORATA 02/01/2033 01/31/2034 25,577.57 4.72 5.0% PCTB 02/01/2034 01/31/2035 CAPB CAM PRORATA 02/01/2034 01/31/2035 26,856.45 4.95 5.0% Total: 121,415.63 D210 CINEMARK 309291 42,048 BMRB MINIMUM RENT 06/01/2023 05/31/2028 80,592.00 23.00 PCTB 01/01/2023 12/31/2023 9,583,733.04 10.00% CAFB CAM FIXED 06/01/2013 05/31/2028 3,504.00 1.00 PCTB 01/01/2024 12/31/2024 9,671,040.00 Lease Type RT PCTB 01/01/2025 12/31/2025 9,671,040.00 Unit Type : ANC PCTB 01/01/2026 12/31/2026 9,671,040.00 10.00% Lease Status: 0 PCTB 01/01/2027 12/31/2027 9,671,040.00 10.00% % In Lieu: PCTB 01/01/2028 05/31/2028 4,027,392.00 10.00% Commencement Date : 05/16/2013 Open Date : 05/16/2013 Original End Date: 05/31/2028 Expire/Close Date : 05/31/2028 84,096.00 Total: **Closed - Paying Rent** T-MOBILE 368043 704 BMRP MINIMUM RENT 05/09/2023 02/29/2024 4,577.32 78.02 BMRP MINIMUM RENT 03/01/2024 02/28/2025 4,714.64 80.36 3.0% HVAP HVAC ENERGY 05/09/2023 02/28/2027 45.00 .77 BMRP MINIMUM RENT 03/01/2025 02/28/2026 4,856.08 82.77 3.0% Lease Type: RT HVFP HVAC EQUIP 05/09/2023 12/31/2023 201.34 3.43 BMRP MINIMUM RENT 03/01/2026 02/28/2027 5,001.76 85.26 3.0% Unit Type : INM REPP RET PRORATA 05/09/2023 02/28/2027 218.83 3.73 HVFP HVAC EQUIP 01/01/2024 12/31/2024 209.40 3.57 4.0% Lease Status: D WTSP WATER & SEWER 05/09/2023 02/28/2027 56.00 .95 HVFP HVAC EQUIP 01/01/2025 12/31/2025 217.77 3.71 4.0% % In Lieu: HVFP HVAC EQUIP 01/01/2026 12/31/2026 226.48 3.86 4.0% Commencement Date : 03/01/2017 HVFP HVAC EQUIP 01/01/2027 02/28/2027 235.54 4.01 4.0% Open Date : 05/15/2017 Original End Date: 02/28/2027 Expire/Close Date : 04/16/2023 5,098.49 Total: **Food Court** CHICK-FIL-A 1630 350380 1,105 BMRP MINIMUM RENT 02/01/2023 01/31/2024 8,122.17 88.20 BMRP MINIMUM RENT 02/01/2024 01/31/2025 8,284.61 89.97 2.0% PCTP 02/01/2023 01/31/2024 1,550,725.70 6.00% CATP CAM TOE 01/01/2023 12/31/2023 2,023.63 21.98 BMRP MINIMUM RENT 02/01/2025 01/31/2026 8,450.30 91.77 2.0% PCTP 02/01/2024 01/31/2025 1,581,740.17 6.00% RT Lease Type FCFP FIXED CAM FOOD CT 01/01/2023 12/31/2023 3,264.46 35.45 CATP CAM TOE 01/01/2024 12/31/2024 2.104.57 22.86 4.0% PCTP 02/01/2025 01/31/2026 1,613,377.18 6.00% INM Unit Type: REPP RET PRORATA 02/01/2016 01/31/2026 194.30 2.11 CATP CAM TOE 01/01/2025 12/31/2025 2,188.76 23.77 4.0% Lease Status 0 WTSP WATER & SEWER 02/01/2016 01/31/2026 230.00 2.50 CATP CAM TOE 01/01/2026 01/31/2026 2.276.31 24.72 4.0% % In Lieu: FCFP FIXED CAM FOOD CT 01/01/2024 12/31/2024 3,395.04 36.87 4.0% 02/01/2016 FCFP FIXED CAM FOOD CT 3.530.85 Commencement Date 01/01/2025 12/31/2025 38.34 4.0% FCFP FIXED CAM FOOD CT Open Date : 02/01/2016 01/01/2026 01/31/2026 3,672.08 39.88 4.0% 01/31/2026 Original End Date Expire/Close Date : 01/31/2026 13,834.56 Total: CHINESE GOURMET EXPRESS 349013 774 BMRP MINIMUM RENT 05/01/2023 04/30/2024 13,247.59 205.39 05/01/2024 04/30/2025 PCTP 01/01/2023 12/31/2023 BMRP MINIMUM RENT 13,645.01 211.55 3.0% 1,217,933.41 8.00% CATP CAM TOE 01/01/2023 12/31/2023 7,774.33 120.53 BMRP MINIMUM RENT 05/01/2025 217.90 3.0% PCTP 01/01/2024 12/31/2024 1,254,471.43 8.00% 04/30/2026 14,054.36 Lease Type RT HVAP HVAC ENERGY 08/01/2020 04/30/2026 118.29 1.83 CATP CAM TOE 01/01/2024 12/31/2024 8,163.04 126.56 5.0% PCTP 01/01/2025 12/31/2025 1,292,105.60 8.00% Unit Type : INM HVFP HVAC EQUIP 01/01/2023 12/31/2023 230.02 3.57 CATP CAM TOE 01/01/2025 12/31/2025 8,571.20 132.89 5.0% PCTP 01/01/2026 04/30/2026 434,924.44 8.00% Lease Status: 0 REPP RET PRORATA 05/01/2016 04/30/2026 150.29 2.33 CATP CAM TOE 01/01/2026 04/30/2026 8,999.76 139.53 5.0%

04229

Company:

Mall St Matthews

1/3/2024 16:44:27 Page -

22

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews Property: 4229 Mall St Matthews

, ,		t Maturews			Current C	Charges				Future Re	ent & Expense	Escalations				Overa	age/% In Lie	eu Rent Terms	
		Squ	are Bill	E	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	Begin	End		Overage
Unit	DBA	Lease ID Foot	<del>-</del>		Date	<u>Date</u>	Amount	Rate/SF		<u>Date</u>	Date	Amount	Rate/SF		Code	Date	Date	Breakpoint	<u>%</u>
	% In Lieu : Commencement Dat	e: 05/01/2016	WTSP WATER & SEW	ER 08/0	01/2020	04/30/2026	835.90	12.96	HVFP HVAC EQUIP HVFP HVAC EQUIP	01/01/2024 01/01/2025	12/31/2024 12/31/2025	239.22 248.79		4.0% 4.0%					
	Open Date :	05/01/2016							HVFP HVAC EQUIP	01/01/2026	04/30/2026	258.74		4.0%					
	Original End Date :	04/30/2026																	
	Expire/Close Date :	04/30/2026				_		_											
			Т	otal :			22,356.42												
1640	RED BRICK PIZZA KITCHEN	340302	845 BMRP MINIMUM REN	T 10/0	01/2023	09/30/2024	2,353.33	33.42	BMRP MINIMUM RENT	10/01/2024	09/30/2025	2,353.33	33.42		PCTP	10/01/2017	05/31/2026	1,000,000.0	0 10.00%
	CAF'E																		
	Lease Type :	RT	HVAP HVAC ENERGY HVFP HVAC EQUIP		)1/2014 )1/2023	05/31/2026 12/31/2023	60.00 200.69		BMRP MINIMUM RENT BMRP MINIMUM RENT	10/01/2025 06/01/2026	05/31/2026 12/31/2026	2,353.33 2,353.33				10/01/2020 10/01/2025			0 10.00% 0 10.00%
	Unit Type :	INM	REPP RET PRORATA		01/2023	05/31/2026	287.44		HVAP HVAC ENERGY	06/01/2026	12/31/2026	60.00				10/01/2026			9 10.00%
	Lease Status :	0	WTSP WATER & SEW		01/2014	05/31/2026	100.00		HVFP HVAC EQUIP	01/01/2024	12/31/2024	208.43		3.9%				,,,,	
	% In Lieu :								HVFP HVAC EQUIP	01/01/2025	12/31/2025	216.88	3.08	4.1%					
	Commencement Dat								HVFP HVAC EQUIP	01/01/2026	05/31/2026	225.33		3.9%					
	Open Date :	12/30/2014							HVFP HVAC EQUIP	06/01/2026	12/31/2026	225.33							
	Original End Date :	12/31/2026 12/31/2026							REPP RET PRORATA WTSP WATER & SEWER	06/01/2026	12/31/2026 12/31/2026	287.44							
	Expire/Close Date :	12/31/2026	Ti	otal :		_	3,001.46	-	WIST WATER & SEWER	06/01/2026	12/31/2026	100.00	1.42						
			···																
1645	KUPBOP - K BBQ	528431	399 BMRP MINIMUM REN	T 08/0	01/2023	07/31/2024	1,928.50	58.00	BMRP MINIMUM RENT	08/01/2024	07/31/2025	1,986.36	59.74	3.0%	PCTP	08/04/2023	07/31/2024	248,610.9	9 15.00%
			CATP CAM TOE	08/0	1/2023	12/31/2024	1,463.00	44.00	BMRP MINIMUM RENT	08/01/2025	07/31/2026	2,045.95	61.53	3.0%	PCTP	08/01/2024	07/31/2025	254,108.7	0 15.00%
	Lease Type :	RT	HVAP HVAC ENERGY		04/2023	07/31/2026	175.00		CATP CAM TOE	01/01/2025	12/31/2025	1,536.15			PCTP	08/01/2025	07/31/2026	258,340.0	0 15.00%
	Unit Type :	INM	HVFP HVAC EQUIP		04/2023	12/31/2023	90.11		CATP CAM TOE	01/01/2026	07/31/2026	1,612.96		5.0%					
	Lease Status :	0	REPP RET PRORATA		01/2023	07/31/2026	129.34		HVFP HVAC EQUIP	01/01/2024	12/31/2024	93.71		4.0%					
	% In Lieu : Commencement Dat	e: 08/01/2023	WTSP WATER & SEW	ER 06/0	04/2023	07/31/2026	250.00	7.52	HVFP HVAC EQUIP HVFP HVAC EQUIP	01/01/2025 01/01/2026	12/31/2025 07/31/2026	97.46 101.36		4.0% 4.0%					
	Open Date :	08/04/2023								0110112020	0170112020	.01.00	0.00						
	Original End Date :	07/31/2026																	
	Expire/Close Date :	07/31/2026				_		-											
			T-	otal :			4,035.95												
1650	LUEBERRY ACAI	510029	1,009 BMRP MINIMUM REN	T 01/0	01/2023	12/31/2023	4,763.32	56.65	BMRP MINIMUM RENT	01/01/2024	12/31/2024	4,906.22	58.35	3.0%	PCTP	01/01/2023	12/31/2023	515 000 0	0 12.00%
1030	LOLDLINN ACAI	310028	HVAP HVAC ENERGY		)2/2023	12/31/2023	190.00		HVFP HVAC EQUIP	01/01/2024	12/31/2024	4,906.22 246.46		4.0%		01/01/2023			4 12.00%
	Lease Type :	RT	HVFP HVAC EQUIP		01/2023	12/31/2023	236.98		===="			2.0.40	2.00					223, 100.0	
	Unit Type :	INM	REPP RET PRORATA		31/2021	12/31/2024	379.22												
	Lease Status :	0	WTSP WATER & SEW	'ER 04/0	02/2022	12/31/2024	275.00	3.27											
	% In Lieu :																		
	Commencement Dat																		
	Open Date : Original End Date :	04/02/2022 12/31/2024																	
	Expire/Close Date :	12/31/2024																	
			т	otal :		_	5,844.52	-											
																			_
1655	CHARLEY'S GRILLED SUBS	293022	815 BMRP MINIMUM REN		01/2023	12/31/2023		42.44	BMRP MINIMUM RENT	01/01/2024	12/31/2024	2,882.11		F 631		01/01/2023			0 15.00%
	Loose Time	DT	CATP CAM TOE		01/2023	12/31/2023		79.02	CATP CAM TOE	01/01/2024	12/31/2024	5,635.07		5.0%	PCTP	01/01/2024	12/31/2024	657,660.5	0 15.00%
	Lease Type : Unit Type :	RT INM	HOLD HOLDOVER FE REPP RET PRORATA		)1/2023 )1/2023	12/31/2023 12/31/2023	2,882.11 157.57	42.44 2.32	HOLD HOLDOVER FEE REPP RET PRORATA	01/01/2024 01/01/2024	12/31/2024 12/31/2024	2,882.11 157.57							
	Lease Status :	Н	WTSP WATER & SEW		01/2023	12/31/2023	59.00		WTSP WATER & SEWER	01/01/2024	12/31/2024	59.00							
	% In Lieu :																		
	Commencement Dat	e: 12/01/2010																	
	O D-4	10/10/0010																	

Open Date :

Original End Date :

12/19/2010

11/30/2023

23

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews Property: 4229 Mall St Matthews

Mail S	i Matthews			Current	Charges				Future Re	nt & Expense	e Escalations				Overa	age/% In Li	eu Rent Terms -	
	Squ	are l	Bill	Begin	End	Monthly	Annual	Bill	Pogin	End	Monthly	Annual	0/:	Bill	II Begin	End		Overage
Unit DBA	Lease ID Foot		Code Expense Description	Date	Date	Amount	Rate/SF	Code Expense Description	Begin Date	Date	Amount	Rate/SF	70		ode Date	Date	Breakpoint	%
Expire/Close Date :	12/31/2024	iage	Expense Description	Bate		Amount	Tate/Of		Date	Dute	7 tilloditt	Trato/OI	Inc.		<u> </u>	Date	Бгсакропп	
Expire/Glose Date .	12/31/2024		Total :		-	11,347.53	-											
1660 KING GYROS	499945	591	BMRP MINIMUM RENT	10/01/2023	09/30/2024	4,808.77	97.64	BMRP MINIMUM RENT	10/01/2024	09/30/2025	4,953.03	100.57	3.0%	PC	CTP 01/01/2023	12/31/2023	273,114.53	14.20%
			REPP RET PRORATA	10/01/2023	09/30/2026	197.00	4.00	BMRP MINIMUM RENT	10/01/2025	09/30/2026	5,101.62	103.59	3.0%	PC	CTP 01/01/2024	12/31/2024	306,907.22	12.00%
Lease Type :	RT		WTSP WATER & SEWER	10/01/2023	09/30/2026	200.00	4.06							PC	CTP 01/01/2025	12/31/2025		12.00%
Unit Type :	INM													PC	CTP 01/01/2026	09/30/2026	241,706.20	12.00%
Lease Status :	0																	
% In Lieu :																		
Commencement Date																		
Open Date : Original End Date :	10/01/2020 09/30/2026																	
Expire/Close Date :	09/30/2026																	
	11,00,2020		Total :		=	5,205.77	-											
						-,												
1665 LAS MARIA	365355	575	BMRP MINIMUM RENT	01/01/2021	12/31/2023	3,421.25	71.40	BMRP MINIMUM RENT	01/01/2024	12/31/2026	2,163.44	45.15	-36.8%	PC	CTP 01/01/2023	12/31/2023	375,000.00	15.00%
			CATP CAM TOE	01/01/2023	12/31/2023	2,966.64	61.91	CATP CAM TOE	01/01/2024	12/31/2024	2,108.33	44.00	-28.9%	PC	CTP 01/01/2024	12/31/2024	218,105.15	15.00%
Lease Type :	RT		HVAP HVAC ENERGY	01/01/2021	12/31/2023	75.00	1.57	CATP CAM TOE	01/01/2025	12/31/2025	2,213.75	46.20	5.0%	PC	CTP 01/01/2025	12/31/2025	218,105.15	15.00%
Unit Type :	INM		HVFP HVAC EQUIP	01/01/2023	12/31/2023	164.31	3.43	CATP CAM TOE	01/01/2026	12/31/2026	2,324.44	48.51	5.0%	PC	CTP 01/01/2026	12/31/2026	218,105.15	15.00%
Lease Status :	С		REPP RET PRORATA	01/01/2021	12/31/2023	178.73	3.73	HVAP HVAC ENERGY	01/01/2024	12/31/2026	75.00	1.57						
% In Lieu :			WTSP WATER & SEWER	07/01/2022	12/31/2023	153.00	3.19	HVFP HVAC EQUIP	01/01/2024	12/31/2024	170.88	3.57	4.0%					
Commencement Date								HVFP HVAC EQUIP	01/01/2025	12/31/2025			4.0%					
Open Date :	11/21/2016							HVFP HVAC EQUIP	01/01/2026	12/31/2026			4.0%					
Original End Date :	12/31/2026							REPP RET PRORATA	01/01/2024	12/31/2026								
Expire/Close Date :	12/31/2026		Total :		-	6,958.93	-	WTSP WATER & SEWER	01/01/2024	12/31/2026	153.00	3.19						
670 RUBY THAI KITCHEN	484514	910	BMRP MINIMUM RENT	01/01/2023	12/31/2023	6,463.48	85.23	BMRP MINIMUM RENT	01/01/2024	12/31/2024	6,657.38	87.79	3.0%	PC	CTP 02/01/2023	01/31/2024	971,945.80	8.00%
			CATP CAM TOE	01/01/2023	12/31/2023	3,753.30	49.49	BMRP MINIMUM RENT	01/01/2025	12/31/2025	6,857.11	90.42	3.0%	PC	CTP 02/01/2024	01/31/2025	1,001,104.15	8.00%
Lease Type :	RT		HVAP HVAC ENERGY	05/25/2020	12/31/2029	200.00	2.64	BMRP MINIMUM RENT	01/01/2026	12/31/2026	7,062.82	93.14	3.0%	PC	CTP 02/01/2025	01/31/2026	1,031,137.30	8.00%
Unit Type :	INM		HVFP HVAC EQUIP	01/01/2023	12/31/2023	231.17	3.05	BMRP MINIMUM RENT	01/01/2027	12/31/2027	7,274.70	95.93	3.0%	PC	CTP 02/01/2026	01/31/2027	1,062,071.43	8.00%
Lease Status :	0		REPP RET PRORATA	01/01/2020	12/31/2029	308.64		BMRP MINIMUM RENT	01/01/2028	12/31/2028					CTP 02/01/2027		1,093,933.51	
% In Lieu :			WTSP WATER & SEWER	05/25/2020	12/31/2029	225.00	2.97	BMRP MINIMUM RENT	01/01/2029	12/31/2029					CTP 02/01/2028		1,126,751.48	
Commencement Date								CATP CAM TOE	01/01/2024	12/31/2024				PC	CTP 02/01/2029	12/31/2029	1,061,188.22	8.00%
Open Date :	05/25/2020							CATP CAM TOE	01/01/2025	12/31/2025								
Original End Date :	12/31/2029							CATP CAM TOE	01/01/2026	12/31/2026			4.0%					
Expire/Close Date :	12/31/2029							CATP CAM TOE  CATP CAM TOE	01/01/2027 01/01/2028	12/31/2027 12/31/2028								
								CATP CAM TOE	01/01/2028	12/31/2028								
								HVFP HVAC EQUIP	01/01/2029	12/31/2029			4.0%					
								HVFP HVAC EQUIP	01/01/2025	12/31/2025			4.0%					
								HVFP HVAC EQUIP	01/01/2026	12/31/2026			4.0%					
								HVFP HVAC EQUIP	01/01/2027	12/31/2027			4.0%					
								HVFP HVAC EQUIP	01/01/2028	12/31/2028	281.25	3.71	4.0%					
					_		_	HVFP HVAC EQUIP	01/01/2029	12/31/2029	292.50	3.86	4.0%					
			Total :			11,181.59												
4075 01151/11/	005575	440	DANDO MINIMA I IN DENTE	04/04/0055	10/01/075	0.000	00.55								OTD 04/04/2006	40/04/055	050 555	40.0001
1675 SUBWAY	205575		BMRP MINIMUM RENT REFP RET FIXED	01/01/2023 01/01/2023	12/31/2024 12/31/2024		96.00 4.51								CTP 01/01/2023 CTP 01/01/2024			10.00%
Lease Type :	RT		NET NETTIALD	01/01/2020	1213112024	154.09	4.51							FC	OTF 01/01/2024	1213 1/2024	330,000.00	10.0070
Linit Type:	INIM																	

Unit Type : Lease Status :

% In Lieu:

INM

0

Page -

410,425.30 10.00%

1/3/2024 16:44:27

24

Rent Roll - Capital Market - PDF As Of 12/25/2023

04229 Mall St Matthews Company: Property 4229 Mall St Matthews

--Current Charges---Future Rent & Expense Escalations---Overage/% In Lieu Rent Terms --Square Begin End Begin Bill % Overage Monthly Annual Begin End Monthly Annual DBA Lease ID Footage Expense Description Date Date Amount Rate/SF Code Expense Description Amount Rate/SF Date Date Breakpoint Date Date Code % Inc. Commencement Date : 12/01/2001 Open Date : 12/01/2001 Original End Date: 12/31/2024 Expire/Close Date : 12/31/2024 Total: 3,434.09 AUNTIE ANNE'S 296199 455 BMRP MINIMUM RENT 04/01/2023 03/31/2024 4,614.46 121.70 BMRP MINIMUM RENT 04/01/2024 03/31/2025 4,752.89 125.35 3.0% PCTP 02/01/2023 01/31/2024 558,333.33 10.00% CATP CAM TOE 04/01/2023 12/31/2023 2,996.18 79.02 BMRP MINIMUM RENT 04/01/2025 03/31/2026 4,895.48 129.11 3.0% PCTP 02/01/2024 01/31/2025 578,470.77 10.00% Lease Type RT REPP RET PRORATA 04/01/2023 03/31/2030 151.66 4.00 BMRP MINIMUM RENT 04/01/2026 03/31/2027 5,042.34 132.98 PCTP 02/01/2025 01/31/2026 588,890.25 10.00% Unit Type: INM WTSP WATER & SEWER 04/01/2023 03/31/2030 80.00 2.11 BMRP MINIMUM RENT 04/01/2027 03/31/2028 5,193.61 136.97 PCTP 02/01/2026 01/31/2027 599,622.39 10.00% Lease Status: 0 BMRP MINIMUM RENT 04/01/2028 03/31/2029 5,349.42 141.08 PCTP 02/01/2027 01/31/2028 610,676.49 10.00% % In Lieu: BMRP MINIMUM RENT 04/01/2029 03/31/2030 5,509.90 145.32 3.0% PCTP 02/01/2028 01/31/2029 622,062.23 10.00% Commencement Date : 04/30/2011 CATP CAM TOE 01/01/2024 12/31/2024 3,145.98 82.97 5.0% PCTP 02/01/2029 01/31/2030 633,789.54 10.00% Open Date : 04/30/2011 CATP CAM TOE 01/01/2025 12/31/2025 3,303.28 87.12 5.0% PCTP 02/01/2030 03/31/2030 105,958.94 10.00% Original End Date: 03/31/2030 CATP CAM TOE 01/01/2026 12/31/2026 3,468.45 91.48 5.0% Expire/Close Date : 03/31/2030 CATP CAM TOE 01/01/2027 12/31/2027 3,641.87 96.05 5.0% CATP CAM TOE 3,823.96 01/01/2028 12/31/2028 100.85 5.0% CATP CAM TOE 01/01/2029 4,015.16 105.89 5.0% 12/31/2029 CATP CAM TOE 01/01/2030 03/31/2030 4,215.92 111.19 5.0% 7,842.30 Total: Non-GLA 5525 KUNG FU TEA 386652 200 BMGK GROSS RENT 11/01/2023 12/31/2023 4,502.04 270.12 BMGK GROSS RENT 01/01/2024 12/31/2024 4,502.04 270.12 PCTK 01/01/2023 12/31/2023 450,203.58 12.00% 4,502.04 270.12 4,502.04 270.12 PCTK 01/01/2024 12/31/2024 450,203.58 12.00% HOLD HOLDOVER FEE 11/01/2023 12/31/2023 HOLD HOLDOVER FEE 01/01/2024 12/31/2024 RT Lease Type : KSK Unit Type: Lease Status: % In Lieu: Commencement Date: 12/20/2018 Open Date : 12/20/2018 Original End Date : 10/31/2023 Expire/Close Date : 12/31/2024 9,004.08 Total: BANTER BY PIERCING PAGODA 510930 160 BMGK GROSS RENT 10/01/2023 09/30/2024 4,862.46 364.68 BMGK GROSS RENT 10/01/2024 09/30/2025 5,008.33 375.62 3.0% PCTK 02/01/2023 01/31/2024 572,227.08 10.00% BMGK GROSS RENT 10/01/2025 09/30/2026 5,158.58 386.89 3.0% PCTK 02/01/2024 01/31/2025 589,377.79 10.00% RT PCTK 02/01/2025 01/31/2026 607,075.76 10.00% Lease Type KSK PCTK 02/01/2026 09/30/2026

Vacant

900

Unit Type :

Lease Status: % In Lieu: Commencement Date :

Open Date :

Original End Date:

Expire/Close Date :

10/01/2021

10/13/2021

09/30/2026

09/30/2026

Total:

4,862.46

R5615003A JDE EnterpriseOne 9.2

Mall St Matthews

1/3/2024 16:44:27 Page - 25

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 04229 Mall St Matthews
Property: 4229 Mall St Matthews

Square Bill Begin End Monthly Annual Bill Begin End Monthly Annual Bill Begin End Monthly Annual % Bill Begin End Overage

<u>Unit</u>	DBA	Square Bill Lease ID Footage Code	Expense Description	Begin Date	End Date	Monthly Amount	Annual Rate/SF	Bill Code Expense Description	Begin Date	End Date	Monthly Amount	Annual Rate/SF	% Inc.	Bill Code	Begin Date	End Date	Breakpoint	Overage <u>%</u>
1090	INM	1,362																
1095	INM	1,496																
1105	INM	4,851																
1120	INM	5,264																
1125	INM	4,750																
1160	INM	1,425																
1185	INM	2,316																
1205	INM	1,320																
1240	INM	1,756																
1270	INM	851																
1313	INM	857																
1380	INM	3,634																
1435	INM	930																
1465	NFI	6,704																
1527	INM	984																
1580	INM	4,510																
1718	INM	10,885																
1760	INM	1,596																
1830	INM	2,204																
1835	INM	1,216																
1840	INM	600																

Signed Not Open (Not included in the total for the property)

1185 PETLAND 530624 2,316 BMRP MINIMUM RENT 03/01/2024 02/28/2025 5,790.00 30.00 SNBP 03/01/2024 02/28/2034 BMRP MINIMUM RENT 03/01/2025 02/28/2026 5,905.80 30.60 2.0% Lease Type : RT BMRP MINIMUM RENT 03/01/2026 02/28/2027 6,023.92 31.21 2.0%

Rent Roll - Capital Market - PDF As Of 12/25/2023

Page -26 Mall St Matthews

1/3/2024 16:44:27

Company: 04229 Mall St Matthews Property: 4229 Mall St Matthews

, , .220	Mail Ot Me	atti i CW3			Curren	nt Charges			Future Rent & Expense Escalations					Overage/% In Lieu Rent Terms						
	Square Bill			Begin	End	Monthly	Annual	Bill Begin End Monthly					%	Bill	Begin	End		Overage		
Unit DBA	Le	ase ID Footage		Expense Description		Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Annual Rate/SF	Inc.	Code		Date	Breakpoint		
Unit Type :		INM S							BMRP MINIMUM RENT	03/01/2027	02/29/2028	6,204.63	-	3.0%					_	
Lease Status	us:	C							BMRP MINIMUM RENT	03/01/2028	02/28/2029			3.0%						
% In Lieu :									BMRP MINIMUM RENT	03/01/2029	02/28/2030	6,582.50		3.0%						
Commencer	ement Date :	03/01/2024							BMRP MINIMUM RENT	03/01/2030	02/28/2031	6,779.97		3.0%						
Open Date :	:								BMRP MINIMUM RENT	03/01/2031	02/29/2032	6,983.37	36.18	3.0%						
Original End	d Date :	02/28/2034							BMRP MINIMUM RENT	03/01/2032	02/28/2033	7,192.87	37.27	3.0%						
Expire/Close	se Date :	03/01/2024							BMRP MINIMUM RENT	03/01/2033	02/28/2034	7,408.66	38.39	3.0%						
									CATP CAM TOE	03/01/2024	12/31/2024	2,615.15	13.55							
									CATP CAM TOE	01/01/2025	12/31/2025			2.0%						
									CATP CAM TOE	01/01/2026	12/31/2026			2.0%						
									CATP CAM TOE	01/01/2027	12/31/2027	2,775.22		2.0%						
									CATP CAM TOE	01/01/2028	12/31/2028	2,830.72		2.0%						
									CATP CAM TOE CATP CAM TOE	01/01/2029	12/31/2029	2,887.34		2.0%						
									CATP CAM TOE	01/01/2030 01/01/2031	12/31/2030 12/31/2031	2,945.08 3,003.99		2.0% 2.0%						
									CATP CAM TOE	01/01/2031	12/31/2031			2.0%						
									CATP CAM TOE	01/01/2032	12/31/2032	3,125.35		2.0%						
									CATP CAM TOE	01/01/2034	02/28/2034	3,187.85		2.0%						
									HVAP HVAC ENERGY	03/01/2024	02/28/2034	324.00								
									HVFP HVAC EQUIP	03/01/2024	12/31/2024	523.03								
									HVFP HVAC EQUIP	01/01/2025	12/31/2025	533.49	2.76	2.0%						
									HVFP HVAC EQUIP	01/01/2026	12/31/2026	544.16	2.82	2.0%						
									HVFP HVAC EQUIP	01/01/2027	12/31/2027	555.04	2.88	2.0%						
									HVFP HVAC EQUIP	01/01/2028	12/31/2028	566.14	2.93	2.0%						
									HVFP HVAC EQUIP	01/01/2029	12/31/2029			2.0%						
									HVFP HVAC EQUIP	01/01/2030	12/31/2030			2.0%						
									HVFP HVAC EQUIP	01/01/2031	12/31/2031	600.80		2.0%						
									HVFP HVAC EQUIP	01/01/2032	12/31/2032			2.0%						
									HVFP HVAC EQUIP	01/01/2033	12/31/2033	625.07		2.0%						
									HVFP HVAC EQUIP REPP RET PRORATA	01/01/2034 03/01/2024	02/28/2034 02/28/2034	637.57 725.68		2.0%						
									WTSP WATER & SEWER	03/01/2024	02/28/2034	350.00								
									WIGH WHERE GEWEIN	00/01/2024	02/20/2004	000.00	1.01							
1335 MINISO		532689 3,61	19						BMRP MINIMUM RENT	07/01/2024	06/30/2025	11,250.00	37.30		PCTP	07/01/2024	12/31/2024	504,109	.59 13.00%	
									BMRP MINIMUM RENT	07/01/2025	06/30/2026	11,587.50	38.42	3.0%	PCTP	01/01/2025	12/31/2025	1,015,123	.29 13.00%	
Lease Type :		RT							BMRP MINIMUM RENT	07/01/2026	06/30/2027	11,935.13		3.0%		01/01/2026			.99 13.00%	
Unit Type :		INM							BMRP MINIMUM RENT	07/01/2027	01/31/2028		40.76	3.0%		01/01/2027			.29 13.00%	
Lease Status		Р							HVAP HVAC ENERGY	07/01/2024	01/31/2028				PCTP	01/01/2028	01/31/2028	92,806	.95 13.00%	
% In Lieu :									WTSP WATER & SEWER	07/01/2024	01/31/2028	92.00	.31							
Commencer		07/01/2024																		
Open Date :		04/04/0000																		
Original End Expire/Close		01/31/2028 01/31/2028																		
Expire/Close	se Date :	01/31/2026																		
1380 ROSE & REMINGTON		517755 3,63	34													9 05/01/2024 9 01/01/2025			10.00% 10.00%	
Lease Type :	e :	RT														01/01/2025			10.00%	
Unit Type :		INM														01/01/2020			10.00%	
Lease Status		P														01/01/2028			10.00%	
% In Lieu :		Υ														01/01/2029			10.00%	
Commencer		05/01/2024														01/01/2030			10.00%	
Open Date :																				
Original End		01/31/2031																		

Original End Date :

01/31/2031

JDE EnterpriseOne 9.2

Mall St Matthews

Page - 27

1/3/2024 16:44:27

Rent Roll - Capital Market - PDF
As Of 12/25/2023

Company : Property : 04229 Mall St Matthews

4229 Mall St Matthews

--Current Charges---Future Rent & Expense Escalations----Overage/% In Lieu Rent Terms --Square Begin End Bill Begin Overage Monthly Bill Monthly % Annual Begin End Annual Lease ID Footage Rate/SF Unit DBA Code Expense Description Date Date Amount Code Expense Description Date Date Amount Rate/SF Code Date Date Breakpoint Inc. Expire/Close Date : 01/31/2032 THE RELAX PLACE 526405 1,589 BMRP MINIMUM RENT 01/01/2024 12/31/2024 6,259.34 47.27 PCTP 01/01/2024 12/31/2024 250,000.00 10.00% BMRP MINIMUM RENT 01/01/2025 12/31/2025 6,447.12 48.69 PCTP 01/01/2025 12/31/2025 257,500.10 10.00% RT Lease Type : BMRP MINIMUM RENT 01/01/2026 12/31/2026 6,640.53 PCTP 01/01/2026 12/31/2026 265,225.10 10.00% Unit Type: INM BMRP MINIMUM RENT 01/01/2027 12/31/2027 6,839.75 51.65 PCTP 01/01/2027 12/31/2027 273,181.85 10.00% Lease Status : Q BMRP MINIMUM RENT 01/01/2028 12/31/2028 7,004.94 52.90 2.4% PCTP 01/01/2028 12/31/2028 281,377.31 10.00% % In Lieu: HVAP HVAC ENERGY 01/01/2024 12/31/2028 60.00 .45 Commencement Date : 01/01/2024 HVFP HVAC EQUIP 01/01/2024 12/31/2024 436.98 3.30 Open Date : HVFP HVAC EQUIP 01/01/2025 12/31/2025 454.45 3.43 4.0% 472.63 3.57 4.0% Original End Date: 12/31/2028 HVFP HVAC EQUIP 01/01/2026 12/31/2026 12/31/2028 491.54 Expire/Close Date : HVFP HVAC EQUIP 01/01/2027 12/31/2027 3.71 4.0% 511.20 HVFP HVAC EQUIP 01/01/2028 12/31/2028 3.86 4.0% REPP RET PRORATA 01/01/2024 12/31/2028 455.51 3.44 WTSP WATER & SEWER 01/01/2024 12/31/2028 45.00 .34

**Current Month Total:** 

6,057

7,888

1,619,309.67

Occupied SF: 100.0% 4 514,135 Vacant SF: .0

Total SF: 100.0% 4 514,135

Outparcel

Occupied SF: 100.0% 1 6,057 Vacant SF: .0

Total SF: 100.0% 1

Occupied SF: 78.3% 68 379,467

 Vacant SF:
 12.5%
 22
 60,411

 365+ SF:
 9.3%
 13
 44,935

Total SF: 100.0% 103 484,813

Food Court

Total SF:

 Occupied SF:
 100.0%
 11
 7,888

 Vacant SF:
 .0

100.0%

11

R5615003A LCK0003

Non-GLA
Occupied SF:

Vacant SF:

Total SF:

100.0% .0

100.0% 2 360

2

360

Total Property: 4229 Mall St Matthews

 Occupied SF :
 94.0%
 99
 952,842

 Vacant SF :
 6.0%
 22
 60,411

 Total SF :
 100.0%
 121
 1,013,253

Total Company 04229 Mall St Matthews

 Occupied SF :
 94.0%
 99
 952,842

 Vacant SF :
 6.0%
 22
 60,411

 Total SF :
 100.0%
 121
 1,013,253

Confidential, Privileged and Non-Public Information

 JDE EnterpriseOne 9.2
 1/3/2024
 16:44:27

 Mall St Matthews
 Page 28

Rent Roll - Capital Market - PDF As Of 12/25/2023

JDE EnterpriseOne 9.2 1/3/2024 16:44:27 R5615003A

# **Processing Option Information and Glossary**

Area Type: Includes - UNT ONO

Lease Type: Excludes - AD DD SP ST

Lease Status : Excludes - K X

#### Lease Status Glossary:

- С Closed
- D Dark
- Н Holdover
- K Approved
- М Month-to-Month
- 0 Open
- Р Signed, Variable Rent Commence
- Q Signed, Fixed Rent Commence
- U Unexecuted/Paying
- V Vacant/Paying
- Χ Pending Lease Acctg Review

## Lease Type Glossary

- AD Approved Deal
- DD Dead Deal
- DS Department Store
- LA Lessee Lease
- LD Land
- OT Other
- RT Retail
- SB Sublease
- SL Specialty 365+
- SP Specialty
- ST Storage
- XL Inactive Lease - Rouse Conv

## Area Type Glossary:

- DEC Decommissioned Sq Ft
- DEV Development Square Footage
- GLA Gross Leasable Area
- HVA **HVAC Capacity**
- MAR Misc Alternative Sq Ft
- MEZ Mezzanine
- NLE Non Lease
- ONO Non LL Owned Outparcel Sq Ft
- RAW Raw Space
- STO Storage Space
- TEM Specialty Leasing
- UNT Total Unit Square Footage

#### Bill Code Glossary:

- BMGK GROSS RENT
- BMGP GROSS RENT
- BMRB MINIMUM RENT BMRD MINIMUM RENT
- BMRE MINIMUM RENT
- BMRO MINIMUM RENT
- BMRP MINIMUM RENT

BPGP % IN LIEU-GROSS CAFB CAM FIXED CAFD CAM FIXED CAPB CAM PRORATA CAPD CAM PRORATA CAPO CAM PRORATA CATD CAM TOE CATE CAM TOE CATO CAM TOE CATP CAM TOE COVR COVID REPAYMENT FCFP FIXED CAM FOOD CT HOLD HOLDOVER FEE HVAP HVAC ENERGY HVFP HVAC EQUIP NONO OVG-NONBILLABLE NRCT NOTES REC-TENANT PCTB OVERAGE RENT PCTE OVERAGE RENT PCTK OVERAGE RENT PCTP OVERAGE RENT REFP RET FIXED REPE RET PRORATA REPO RET PRORATA REPP RET PRORATA RRCF RELIEF CAM FIXED RRGP RELIEF-GROSS RRGR RELIEF-GROSS BILLED RRRT RELIEF-MIN RENT RRTS RELIEF-RET PRO-RATA SNBP SALES NO BREAKPOINT SPBM SP RENT-12+ WTSP WATER & SEWER Unit Type Group ANCHOR Includes the following Unit Type ANC Anchor D Department Store ANC Anchor G Land Unit Type Group OUTPAC Includes the following Unit Type OUT Outparcel B Big Box OUT Outparcel С Fast Casual Restaurant OUT E Restaurant Full Service Outparcel OUT 0 Other Outparcel OUT R Outparcel Retail Т OUT Outparcel Theatre Unit Type Group INLINE Includes the following Unit Type ANC Anchor Big Box ANC Restaurant Full Service Ε Anchor ANC Anchor R Retail ANC Anchor Τ Theatre INM В Big Box Inline INM С Fast Casual Restaurant Inline INM Restaurant Full Service Inline Е INM M ATM Inline N INM Inline Snacks/Other

R

Retail T Theatre

INM

INM

Inline

Inline

		NFI	Non-Fronting Inline		В	Big Box
		NFI	Non-Fronting Inline		С	Fast Casual Restaurant
		NFI	Non-Fronting Inline		E	Restaurant Full Service
		NFI	Non-Fronting Inline		М	ATM
		NFI	Non-Fronting Inline		N	Snacks/Other
		NFI	Non-Fronting Inline		R	Retail
		NFI	Non-Fronting Inline		Т	Theatre
Unit Type Group	OFFAPT	Include	es the following Unit Type			
		OFF	Office		0	Other
Unit Type Group	STORAGE	Include	es the following Unit Type			
		STR	Storage		Р	Storage
Unit Type Group	STRIP	Include	es the following Unit Type			
		STC	Strip Center		В	Big Box
		STC	Strip Center		С	Fast Casual Restaurant
		STC	Strip Center		D	Department Store
		STC	Strip Center		Е	Restaurant Full Service
		STC	Strip Center		G	Land
		STC	Strip Center		R	Retail
		STC	Strip Center		Т	Theatre
Unit Type Group	FOOD	Include	es the following Unit Type			
		INM	Inline		F	Food Court
		NFI	Non-Fronting Inline		F	Food Court
Unit Type Group	NONGLA	Include	s the following Unit Type			
		ALT	Alternative Revenue		Α	Advertising
		KSK	Kiosk		М	ATM
		KSK	Kiosk		N	Snacks/Other
		KSK	Kiosk		R	Retail
		OTH	Other		0	Other
		TEM	Temporary		S	Specialty
Unit Type Group	MAJOR	Include	es the following Unit Type			
		ANC	Anchor		G	Land
		ANC	Anchor		R	Retail