

# Rent Roll

## Consolidated Properties

As of: 01/06/2026

Tenant	Term	Lease Type	Status	Lease From	Lease To	Units	Security Deposit	Area (Sq Ft)	Area Occ	Area Vac	Monthly Rent	Yearly Rent	YR \$/SF	% Rent	Break point
<b>Harbourview Building - - -</b>															
Casa di Firenze	10.0	Luxury Retai	Occ	07/01/20	03/31/30	110-210	None	4460	4460	-	62753	752752	168.84	6.0%	1550440
Boutique Ambre	10.0	Luxury Retai	Occ	11/20/17	10/31/27	108-208	None	5320	5320	-	66800	800676	150.4	6.0%	1811183
Atelier Beaumont	5.0	Luxury Retai	Occ	06/30/21	06/29/26	109-209	15000	2616	2616	-	17209	209440	80.0	None	None
<b>Riverfront Complex - - - -</b>															
Casa Elegante	12.0	Luxury Retai	Occ	10/01/23	01/31/35	102, 104, 202, 204	None	7076	7076	-	None	None	None	8.0%	1964838
<b>Creekside Pavilion - - - -</b>															
Villa Cristal	15.0	Food & Bever	Occ	06/25/24	06/30/39	101, 102	317788	10368	10368	-	69829	829120	80.0	None	None
Château Ivoire	5.0	Office	Occ	10/18/23	10/31/28	301	None	4200	4200	-	15180	180000	42.86	None	None
Galerie Premiere	1.0	Office	Occ	06/01/24	05/31/25	203A	None	1173	1173	-	2500	30000	25.58	None	None
Galerie Emeraude	5.0	Office	Occ	02/01/23	01/31/28	201, 202, 400	None	25112	25112	-	27318	327818	13.05	None	None
Maison Velours	99.0	Storage	Occ	01/01/99	01/31/98	204-S	None	1886	1886	-	None	None	None	None	None
Villa Bronzo	10.0	Showroom/Gal	Occ	09/30/22	04/30/32	100, 205	None	22694	22694	-	117241	1406886	61.99	None	None
Maison Étoile	86.0	Office	Occ	01/01/15	12/31/00	302, 303	None	10776	10776	-	None	None	None	None	None
Atelier Soleil	2.0	Office	Occ	09/04/23	09/03/25	203	10279	1200	1200	-	3411	40937	34.11	None	None
Vacant	0.0	Vacant	Vac	None	None	104	None	1586	0	1586	None	None	None	None	None
Vacant	0.0	Vacant	Vac	None	None	103	None	3400	0	3400	None	None	None	None	None
<b>Parkside Commons - - - -</b>															
Atelier Blanc	5.0	Office	Occ	03/01/23	02/29/28	300	25091	3011	3011	-	12922	155066	51.5	None	None
Palazzo Verde	5.0	Health & Bea	Occ	07/03/21	07/02/26	117	7000	3683	3683	-	None	None	None	None	None
Casa Platino	5.0	Contemporary	Occ	09/01/23	08/31/28	107	None	1680	1680	-	35000	420000	250.0	8.0%	5250000
Villa Luna	3.0	Showroom/Gal	Occ	07/01/23	06/30/26	121	None	2347	2347	-	13691	164292	70.0	None	None
Boutique Saphir	3.0	Office	Occ	03/22/23	03/31/26	700	10000	3002	3002	-	16706	200467	66.78	None	None
Villa Serena	7.0	Contemporary	SNO	05/30/25	05/31/32	105	None	None	None	-	None	None	None	None	None
Maison Royale	4.0	Office	Occ	06/01/24	05/31/28	400	12567	3016	3016	-	12567	150800	50.0	None	None
Château Rose	3.0	Office	Occ	01/15/23	01/31/26	500	37000	3004	3004	-	19425	233100	77.6	None	None
Casa Marbre	7.0	Office	Occ	06/01/22	05/31/29	200	41676	3031	3031	-	8650	103799	34.25	None	None
Château Bleu	5.0	Contemporary	Occ	03/01/20	02/28/25	105	18594	1680	1680	-	7426	89116	53.05	10.0%	891160
Galerie Moderne	12.0	Health & Bea	Occ	06/22/17	06/30/29	111, 115	40373	2439	2439	-	9898	118779	48.7	None	None
Maison Diamant	11.0	Food & Bever	Occ	06/21/19	12/31/29	101	54048	2977	2977	-	15793	189516	63.66	6.0%	4572358
Galerie Jade	7.0	Contemporary	Occ	11/02/23	11/01/30	103	76875	2613	2613	-	32663	391950	150.0	8.0%	4899375
Château Noir	3.0	Contemporary	Occ	11/01/23	10/31/26	109	5000	2695	2695	-	16170	194040	72.0	8.0%	1300000
Boutique Celeste	2.0	Showroom/Gal	Occ	03/01/24	02/28/26	119	26000	2614	2614	-	13000	156000	59.68	None	None
Vacant	0.0	Vacant	Vac	None	None	600	None	3061	0	3061	None	None	None	None	None

Tenant	Term	Lease Type	Status	Lease From	Lease To	Units	Security Deposit	Area (Sq Ft)	Area Occ	Area Vac	Monthly Rent	Yearly Rent	YR \$/SF	% Rent	Break point
Valleybrook Plaza - - - -															
Palazzo Oro	7.0	Contemporary	Occ	01/29/24	01/31/31	OP130, OP230	None	4524	4524	-	75300	903600	199.73	8.0%	11295000
Palazzo Rubino	20.0	Jewelry & Wa	Occ	03/02/15	05/31/20	OP130, OP220, OP320	None	7735	7735	-	85837	1030039	133.17	6.0%	16100403
Casa Dorada	10.0	Luxury Retai	Occ	08/30/15	07/31/24	OP230, OP240, OP340	None	4767	4767	-	45852	550224	115.42	6.0%	7828824
Oceanview Tower - - - -															
Galerie Lumière	15.0	Luxury Retai	Occ	02/23/15	02/28/20	OP10, OP220, OP310	None	13500	13500	-	138364	1660365	122.99	6.0%	27672750
Foresthill Complex - - - -															
Boutique Azure	11.0	Luxury Retai	Occ	12/01/17	01/31/28	116, 216	None	5191	5191	-	51928	623134	120.04	None	None
Château Argent	16.0	Restaurant	Occ	09/27/18	09/30/34	114, 214	200000	3691	3691	-	None	None	None	10.0%	4243284
Boutique Margaux	16.0	Members' Clu	Occ	12/01/23	01/31/39	ROOFTOP	None	None	None	-	None	None	None	None	None
Palazzo Corallo	12.0	Luxury Retai	Occ	12/04/17	12/31/28	112, 212	None	6442	6442	-	69662	835940	129.76	6.0%	13932334
Vacant	0.0	Vacant	Vac	None	None	OUTDOOR	None	None	None	-	None	None	None	None	None
Hillcrest Pavilion - - - -															
Villa Opale	1.0	Storage	Occ	10/03/23	08/30/24	301-C	2500	225	225	-	2813	33750	150.0	None	None
Maison Laurent	5.0	Contemporary	SNO	08/28/24	07/31/29	110, 210	None	2762	2762	-	None	None	None	None	None
Palazzo Rossi	3.0	Storage-Gros	Occ	02/01/22	01/31/25	302-S	None	1322	1322	-	16525	198300	150.0	None	None
Atelier Perle	2.0	Storage	Occ	09/01/23	08/31/25	310-S	None	293	293	-	3331	39972	136.42	None	None
Atelier Soie	2.0	Storage	Occ	06/01/23	05/31/25	301-B	2813	225	225	-	2897	34763	154.5	None	None
Château Rose	10.0	Storage-Gros	Occ	10/16/17	11/30/27	314-S, 316-S	None	641	641	-	6734	80805	126.06	None	None
Maison Étoile	2.0	Storage	Occ	12/01/22	11/30/24	312-S	None	278	278	-	2317	27800	100.0	None	None
Boutique Ambre	3.0	Storage	Occ	09/08/23	10/07/26	301-D	3000	505	505	-	None	None	None	None	None
Atelier Blanc	7.0	Contemporary	Occ	06/07/21	06/30/28	106	None	2370	2370	-	14813	177750	75.0	6.0%	2200000
Galerie Moderne	10.0	Contemporary	Occ	11/03/23	10/31/33	107, 207	None	4886	4886	-	None	None	None	15.0%	None
Casa Platino	10.0	Storage	Occ	05/01/22	04/30/32	201A	None	1103	1103	-	6365	76385	69.25	None	None
Boutique Celeste	10.0	Contemporary	Occ	06/01/24	01/31/34	109, 209	None	3030	3030	-	50500	606000	200.0	6.0%	10100000
Villa Serena	10.0	Contemporary	Occ	09/01/20	08/31/30	103, 203	None	3367	3367	-	33504	402053	119.41	6.0%	6614097
Galerie Émeraude	11.0	Luxury Retai	Occ	05/01/22	01/31/33	101, 201	None	3849	3849	-	24056	288675	75.0	6.0%	4811250
Maison Royale	21.0	Jewelry & Wa	Occ	12/27/14	12/31/34	102, 202	None	3152	3152	-	68624	823483	261.26	6.0%	13724722
Château Bleu	15.0	Luxury Retai	Occ	03/31/15	03/31/30	105, 205, 305	None	8582	8582	-	117800	1413601	164.72	6.0%	2279002
Casa Elegante	20.0	Contemporary	Occ	01/02/15	12/31/34	108, 208	121499	2398	2398	-	30726	368716	153.76	6.0%	6145275
Vacant	0.0	Vacant	Vac	None	None	301-A	None	225	0	225	None	None	None	None	None
Vacant	0.0	Vacant	Vac	None	None	301-E	None	516	0	516	None	None	None	None	None
Vacant	0.0	Vacant	Vac	None	None	206	None	2353	0	2353	None	None	None	None	None
Southridge Commons - - - -															
Atelier Soleil	20.0	Luxury Retai	Occ	10/15/15	01/31/35	1	None	5384	5384	-	51534	618406	114.86	6.0%	10513157
Mountainside Center - - - -															
Boutique Azure	3.0	Contemporary	Occ	03/23/22	03/31/25	LA105	32000	626	626	-	None	None	None	8.0%	1054856

Tenant	Term	Lease Type	Status	Lease From	Lease To	Units	Security Deposit	Area (Sq Ft)	Area Occ	Area Vac	Monthly Rent	Yearly Rent	YR \$/SF	% Rent	Break point
Palazzo Verde	8.0	Storage	Occ	11/13/20	10/31/28	LA106	None	987	987	-	4635	55620	56.35	None	None
Atelier Perle	2.0	Contemporary	Occ	09/01/22	07/10/24	LA103A, LA103B	15000	876	876	-	None	None	None	None	None
Palazzo Rubino	10.0	Food & Bever	Occ	11/01/18	10/31/28	LA101	None	10180	10180	-	101379	1216553	119.5	8.0%	10000000
Westgate Tower - - - -															
Villa Cristal	1.0	Storage	Occ	11/13/23	10/31/24	302A	None	477	477	-	5963	71550	150.0	None	None
Château Noir	5.0	Office	Occ	08/01/22	07/31/27	310	None	1432	1432	-	8771	105252	73.5	None	None
Maison Velours	5.0	Showroom/Gal	Occ	08/01/22	07/31/27	105, 205	305970	6323	6323	-	36634	439607	69.53	None	None
Galerie Lumière	11.0	Storage	Occ	01/31/24	01/31/35	302B	None	800	800	-	7500	90000	112.5	None	None
Galerie Premiere	8.0	Health & Bea	Occ	11/01/19	10/31/27	301	63289	2111	2111	-	11576	138915	65.81	None	None
Casa Dorada	10.0	Office	Occ	11/01/21	10/31/31	202	None	7783	7783	-	32417	389000	49.98	None	None
Palazzo Oro	5.0	Showroom/Gal	Occ	01/01/21	01/31/26	303	11748	1820	1820	-	7583	90997	50.0	None	None
Atelier Beaumont	1.0	Office	Occ	03/01/24	02/28/25	305, 306, 307, 308	25192	9162	9162	-	33388	400656	43.73	None	None
Palazzo Rossi	5.0	Showroom/Gal	Occ	07/01/23	06/30/28	101, 102	67999	8902	8902	-	83333	1000001	112.33	None	None
Galerie Jade	5.0	Office	Occ	07/01/23	06/30/28	309	9527	1263	1263	-	5263	63150	50.0	None	None
Atelier Soie	5.0	Showroom/Gal	Occ	10/15/22	10/31/27	104, 204	30859	5842	5842	-	35000	420000	71.89	None	None
Maison Diamant	3.0	Showroom/Gal	Occ	01/15/23	01/14/26	103, 203	32100	7384	7384	-	41340	496080	67.18	None	None
Vacant	0.0	Vacant	Vac	None	None	302C	None	543	0	543	None	None	None	None	None
Northfield Plaza - - - -															
Casa di Firenze	5.0	Showroom/Gal	Occ	02/01/24	01/31/29	100	10000	15000	15000	-	110500	1326000	88.4	None	None
Meadowbrook Hall - - - -															
Boutique Saphir	21.0	Jewelry & Wa	Occ	12/19/14	05/31/35	PC107	None	1020	1020	-	18156	217876	213.6	6.0%	5150000
Château Ivoire	5.0	Luxury Retai	Occ	12/01/21	11/30/26	145, 245	130705	4167	4167	-	50073	600881	144.2	8.0%	12000000
Casa Marbre	3.0	Contemporary	Occ	09/01/22	08/31/25	135	51170	2147	2147	-	14728	176741	82.32	8.0%	2209263
Château Argent	10.0	Luxury Retai	Occ	11/28/18	11/30/28	210	54739	1030	1030	-	11382	136588	132.61	8.0%	1707350
Boutique Margaux	3.0	Health & Bea	Occ	05/11/21	08/30/24	211, PC111	65214	1936	1936	-	24200	290400	150.0	8.0%	3630000
Villa Bronzo	5.0	Health & Bea	SNO	07/31/24	07/31/29	225	346056	None	None	-	None	None	None	None	None
Maison Laurent	6.0	Luxury Retai	SNO	10/13/24	01/31/30	PC110	None	958	958	-	None	None	None	None	None
Villa Opale	11.0	Luxury Retai	SNO	12/11/25	01/31/36	PC121, PC221	None	None	None	-	None	None	None	None	None
Palazzo Corallo	21.0	Jewelry & Wa	Occ	12/01/14	05/31/35	127, 227	None	3286	3286	-	46450	557404	169.63	7.0%	7962917
Villa Luna	20.0	Luxury Retai	Occ	01/09/15	01/31/35	143, 243	None	4536	4536	-	50733	608801	134.22	6.0%	11525496
Galerie Lumière	10.0	Luxury Retai	Occ	02/10/15	02/28/25	123, 223, 323	None	10595	10595	-	87284	1047413	98.86	6.0%	13243369
Maison Velours	7.0	Luxury Retai	Occ	12/01/22	11/30/29	124	18109	785	785	-	3254	39050	49.75	8.0%	739161
Boutique Margaux	5.0	Luxury Retai	Occ	06/01/21	05/31/26	202, PC102	None	1850	1850	-	18963	227550	123.0	6.0%	3681808
Casa Elegante	1.0	Luxury Retai	SNO	09/01/24	12/31/24	142, 242	None	5029	5029	-	None	None	None	None	None
Château Bleu	1.0	Luxury Retai	Occ	04/01/23	08/31/24	PC117	None	2400	2400	-	None	None	None	None	None
Villa Cristal	2.0	Contemporary	Occ	03/01/23	02/28/25	PC108	3000	1038	1038	-	None	None	None	10.0%	None
Maison Laurent	11.0	Luxury Retai	Occ	01/01/21	12/31/31	119, 219	None	6976	6976	-	58722	704663	101.01	20.0%	2591872

Tenant	Term	Lease Type	Status	Lease From	Lease To	Units	Security Deposit	Area (Sq Ft)	Area Occ	Area Vac	Monthly Rent	Yearly Rent	YR \$/SF	% Rent	Break point
Boutique Celeste	8.0	Showroom/Gal	Occ	10/01/20	01/31/28	139	None	5339	5339	-	22913	274958	51.5	None	None
Boutique Azure	11.0	Luxury Retai	Occ	12/12/14	01/31/25	146, 246	None	4913	4913	-	53437	641245	130.52	6.0%	11595111
Maison Étoile	10.0	Jewelry & Wa	Occ	04/01/15	03/31/25	PC21, PC122, PC221	None	7219	7219	-	150157	1801880	249.6	6.0%	17000000
Casa Platino	11.0	Jewelry & Wa	Occ	12/04/14	01/31/25	PC103	None	1020	1020	-	17745	212945	208.77	7.0%	3042077
Galerie Moderne	21.0	Jewelry & Wa	Occ	12/19/14	05/31/35	125	None	1198	1198	-	9904	118850	99.21	6.0%	2652250
Palazzo Rubino	11.0	Luxury Retai	Occ	12/12/14	01/11/25	144, 244	None	4422	4422	-	48082	576983	130.48	6.0%	9616183
Galerie Emeraude	20.0	Luxury Retai	Occ	04/09/15	03/31/35	130, 230, 330	None	10244	10244	-	73122	877463	85.66	5.0%	17549261
Villa Serena	10.0	Jewelry & Wa	SNO	01/29/25	01/31/35	217, PC117	None	4332	4332	-	None	None	None	None	None
Atelier Soie	3.0	Food & Bever	Occ	06/01/23	05/31/26	137, OUTDR1	None	610	610	-	None	None	None	10.0%	None
Atelier Blanc	8.0	Luxury Retai	SNO	12/28/24	12/31/31	211, PC111	None	None	None	-	None	None	None	None	None
Château Noir	15.0	Food & Bever	Occ	02/22/18	12/31/32	241	523400	9292	9292	-	39305	471659	50.76	7.5%	8000000
Villa Opale	10.0	Luxury Retai	Occ	12/13/14	11/30/24	215, PC115	None	5390	5390	-	58607	703287	130.48	6.0%	11199300
Château Argent	10.0	Luxury Retai	Occ	07/01/22	06/30/32	131, 231	108120	4262	4262	-	44396	532750	125.0	8.0%	5966800
Atelier Beaumont	11.0	Office	Occ	12/19/14	05/31/25	328	None	2305	2305	-	12539	150470	65.28	None	None
Casa Dorada	20.0	Jewelry & Wa	Occ	01/19/15	05/31/35	201, PC101	None	2545	2545	-	40668	488014	191.75	6.0%	7635000
Maison Diamant	10.0	Luxury Retai	SNO	07/04/25	07/31/35	142, 242	None	5029	5029	-	None	None	None	None	None
Palazzo Verde	0.0	Food & Bever	Occ	10/01/21	None	238	None	1295	1295	-	5000	60000	46.33	8.0%	721347
Casa di Firenze	10.0	Food & Bever	Occ	08/25/21	08/24/31	133,225	150000	6981	6981	-	31250	375000	72.41	8.0%	5558021
Boutique Saphir	3.0	Contemporary	Occ	09/01/23	08/31/26	239	5000	1748	1748	-	4370	52440	30.0	8.0%	655500
Boutique Ambre	11.0	Jewelry & Wa	Occ	12/12/14	01/31/25	PC109	None	1050	1050	-	18265	219177	208.74	None	None
Château Rose	2.0	Contemporary	Occ	10/04/23	01/31/25	203	23361	804	804	-	3541	42493	53.05	8.0%	1031288
Villa Luna	21.0	Jewelry & Wa	Occ	12/19/14	05/31/35	126	None	1323	1323	-	23272	279260	211.08	6.0%	5150000
Galerie Premiere	20.0	Luxury Retai	Occ	12/12/14	11/30/34	129, 229, 329	None	4711	4711	-	55800	669604	142.14	6.0%	7922564
Villa Bronzo	5.0	Health & Bea	Occ	12/01/21	03/31/26	208	14711	804	804	-	5521	66250	82.4	7.0%	1200000
Palazzo Corallo	11.0	Jewelry & Wa	Occ	09/28/16	05/31/27	128, 228	None	4715	4715	-	71976	863711	183.18	6.0%	13752083
Palazzo Oro	17.0	Luxury Retai	Occ	02/01/15	01/31/32	216, PC116	None	4595	4595	-	61221	734649	159.88	8.0%	9183314
Casa Marbre	5.0	Jewelry & Wa	Occ	05/04/24	05/31/29	118, 218	None	3694	3694	-	92350	1108200	300.0	8.0%	13852500
Vacant	0.0	Vacant	Vac	None	None	OUTDR2	None	None	None	-	None	None	None	None	None
Vacant	0.0	Vacant	Vac	None	None	ROOFTOP	None	None	None	-	None	None	None	None	None
Vacant	0.0	Vacant	Vac	None	None	SKATEPRK	None	None	None	-	None	None	None	None	None
Vacant	0.0	Vacant	Vac	None	None	TRUCK1	None	None	None	-	None	None	None	None	None
Vacant	0.0	Vacant	Vac	None	None	TRUCK2	None	None	None	-	None	None	None	None	None
Vacant	0.0	Vacant	Vac	None	None	226	None	1261	0	1261	None	None	None	None	None
Vacant	0.0	Vacant	Vac	None	None	BALCONY	None	3895	0	3895	None	None	None	None	None
Eastbrook Center - - -															
Atelier Perle	10.0	Showroom/Gal	Occ	04/17/17	04/16/27	100, 200, 300	587200	22439	22439	-	123507	1482086	66.05	None	None
Stonegate Hall - - -															

Tenant	Term	Lease Type	Status	Lease From	Lease To	Units	Security Deposit	Area (Sq Ft)	Area Occ	Area Vac	Monthly Rent	Yearly Rent	YR \$/SF	% Rent	Break point
Maison Royale	11.0	Jewelry & Wa	Occ	10/28/23	01/31/34	160-260	None	7200	7200	-	None	1995600	277.17	None	None
Vacant	0.0	Vacant	Vac	None	None	OUTDOOR	None	None	None	-	None	None	None	None	None

CONSOLIDATED SUMMARY

Area	Tenants	Monthly \$	\$/sf	Annual \$	\$/sf
Occupied					
SNO		-	-	-	-
Vacant		-	-	-	-
TOTAL:					