

PROPERTY	POTENTIAL FUNDING NEED (TOTAL EQUITY)		BGA AMT	EXPECTED FUNDING DATE	NOTES
Quarry Sq	\$	532,280	\$ 479,052	1/1/2025	Replenish Debt Service Reserve Account every 4x months, effective date of 6th amendment was 10/02/2025
Quarry Sq	\$	400,000	\$ 360,000	3/31/2026	Final Lien Settlement Payment
350Gay	\$	169,125	\$ 152,212	1/10/2025	Same amt requested in Q1 2024, covers debt service, annual insurance policy + other opex carry
101 Station Landing	\$	121,600	\$ 109,440	10/31/2025	Beth Israel LC costs over lender allocated LC for respective lease
101 Station Landing	\$	1,129,887	\$ 1,016,898	12/31/2025	Beth Israel TI costs over lender allocated TI for respective lease modeled for time period in current AM Model draft
40 Warren	\$	2,284,367	\$ 2,055,930	total	Total Equity needs projected through 01/31/2026 for TI/CAPEX/OPEX carry in current AM Model draft
226 Causeway	\$	-	\$ -	n/a	No cash/equity needs anticipated through 01/31/2026 ; ~\$2m working capital funded at close
	\$	4,637,258	\$ 4,173,532		