



Q2 2025 Fund 3 FPR • July 2025

## Q2 2025 | Signed Leases – Fund 3

### KEY HIGHLIGHTS

- 2 New Leases and 10 Renewals/Expansions signed in Q2-2025, in addition, 3 short term leases under 12 months were signed.

Name	Market	Activity Type	Tenant Name	Term (Years)	SF	PSF	PSF (BP)	FM PSF	Rexy	Escalations	R&D Escalations	Total Lease Value	Downtime	CTV	Credit Score	AML
1100 Shallowford Road	Atlanta	Renew	Pacesetter Steel Service, Inc.	5.0	101,334	\$9.25	\$8.54	\$9.00	\$8.04	3.50%	3.92%	\$4,635,881	0	14%	3	Pass
2098 Integrity Drive N	Columbus	Renew	Ohio Department of Administrative Services	2.0	40,800	\$10.10	\$5.78	\$7.00	\$6.75	18.81%	3.50%	\$901,680	0	8%	Not Completed	Pass
2098 Integrity Drive N	Columbus	Renew	Ohio Department of Job and Family Services	2.0	39,200	\$9.60	\$5.78	\$6.50	\$6.75	19.79%	3.50%	\$827,120	0	8%	Not Completed	Pass
3338 Democrat Road	Memphis	New	Koontz Electric	1.6	12,000	\$4.25	\$4.67	\$4.50	\$5.40	3.50%	3.50%	\$81,791	18	6%	6	Pass
3338 Democrat Road	Memphis	Renew	American Builders & Contractor Supply Co., Inc.	3.0	12,000	\$4.95	\$4.33	\$3.95	\$5.40	10.10%	3.50%	\$196,200	0	4%	Not Completed	Pass
3298 Democrat Road	Memphis	Renew	American Builders & Contractor Supply Co., Inc.	3.0	34,200	\$4.95	\$4.02	\$4.75	\$5.01	10.10%	3.50%	\$559,170	0	6%	Not Completed	Pass
3696 Knight Road	Memphis	Renew	USCutter Inc.	5.0	48,534	\$4.70	\$3.76	\$4.50	\$4.46	3.25%	3.50%	\$1,198,126	0	3%	4	Pass
5465 E. Raines Rd	Memphis	Renew	Dematic Corp.	3.0	120,000	\$4.25	\$4.10	\$4.00	\$4.91	3.50%	3.50%	\$1,584,180	0	4%	Not Completed	Pass
3755 Knight Arnold Road	Memphis	Renew	Aluma-Form, Inc.	5.2	211,650	\$3.15	\$3.25	\$3.15	\$3.90	3.25%	3.50%	\$3,576,595	0	13%	5 N/A-Deal under \$100K Total Rent	Pass
4133-4175 Senator St	Memphis	Renew	All-N-Express, LLC	3.0	3,450	\$5.75	\$5.10	\$5.00	\$6.90	3.00%	3.50%	\$61,315	0	4%		Pass
3140 Route 22	NJ/New York	Renew	Marcolin U.S.A. Eyewear Corp.	10.0	151,000	\$12.50	\$15.68	\$12.49	\$15.75	4.00%	3.43%	\$22,661,521	0	21%	5.5	Pass
155 Pierce Street	NJ/New York	New	Digi America	5.2	9,292	\$17.00	\$17.45	\$15.75	\$20.09	3.50%	3.43%	\$852,017	6	11%	5	Pass
Total/WA				5.2	783,460	\$6.99	\$7.00	\$6.55	\$7.50	5.51%	3.54%	\$36,135,600	12.7	12%		

### DEAL NOTES

- Ohio Department (2), Chicago** - Renewal with State of Ohio who only does a gross lease structure with 2 years term- net equivalent rent would be \$8.60 PSF in year 1 and \$10.50 in year 2
- American Builders & Contractors (2), Memphis**- Multiple requests were made to review financials but were denied