

**101 DUNBAR AVE.
RENT ROLL AND FINANCIALS**

Property Name	Suite	Tenant	SF Leased	Base Monthly Rent	Rent / SF	Lease Start Date	Lease End Date	Triple Net Gross or Modified Gross Lease	Option Period	Occupied Since
101 Dunbar Ave	A , B	Kira Bannerworks	3,000	\$2,130.25	\$8.48	03.02.18	02.28.23	Modified Gross	02.28.23	09.01.23
101 Dunbar Ave	C	Lindross	1,500	\$1,299.00	\$10.39	11.01.16	10.31.23	Modified Gross	10.31.26	08.01.13
101 Dunbar Ave	D, E, F, G	RoyalAire	9,000	\$8,855.44	\$11.81	04.01.17	04.01.27	Triple Net Gross	04.01.27	04.01.12
				Total Monthly						
				\$ 12,284.69						
				Total Annually						
				\$ 147,408.00						

FINANCIALS

Suite A&B	\$ 2,130.25
Suite C	\$ 1,299.00
Suite D, E, F, & G	<u>\$ 8,855.44</u>
	\$12,284.69

Annual Income	\$147,408.00
Less Expenses	
Association Dues	\$ 5,894.00
Parking Lot Resurface Reserves	\$ 5,000.00
Reserves for Repairs & Maintenance	<u>\$ 5,000.00</u>
Total Expenses	\$ 15,894.00
NOI:	\$131,531.00
Cap Rate: \$7.3%	

INSURANCE AND REAL ESTATE TAXES PAID BY ROYALAIRE