

Annual Property Operating Data

110 Mays St., Round Rock, Texas 78665

	Size in	Size as	2019		2020		
Income	sq. ft.	%	Pro-Forma		Pro-Forma		
She Inspires	4,071	36%	\$ 69,207.00	NNN	\$ 69,207.00	\$ 17.00	NNN
Galaxy Autor	3,819	34%	\$ 54,000.00	Net	\$ 68,742.00	\$ 18.00	NNN
Armada Tow	3,444	30%	\$ 16,800.00	Net	\$ 34,440.00	\$ 10.00	NNN
Total	11,334	100%	\$ 140,007.00		\$ 172,389.00		

CAM-Operating expense reimbursement

Insurance	\$ 1,368.00	\$ 3,800.00
Taxes	\$ 6,480.00	\$ 18,000.00
Maintenance	\$ 1,620.00	\$ 4,500.00
Total	\$ 9,468.00	\$ 26,300.00
Total Income	\$ 149,475.00	\$ 198,689.00

Galaxy and Armada pay their own electricity and water.

CAM-Operating expense

Insurance	\$ 3,800.00	\$ 3,800.00
Taxes	\$ 18,000.00	\$ 18,000.00
Maintenance	\$ 4,500.00	\$ 4,500.00
Total	\$ 26,300.00	\$ 26,300.00

Net Operating Income \$ 123,175.00 \$ 172,389.00

Assumption for 2020 is that Galaxy renews at market rate or space is re-tenanted at market rents.