

**Westwood Business Park
Rent Rolls as of 10/2/2024**

32411 Suite A Art Key lease started 3/15/22 2,210 sq ft lease renews 4/30/25
\$2,325.80 NNN

32411 Suite B GLC Aboard lease start 10/1/2024 2,210 sq ft lease ends 9/31/2025
\$3,004.49 NNN

32411 Suite C Anthony Milton started lease 6/25/22 2,210 sq ft lease ends 8/30/2027
\$2,750 plus NNN

32411 Suite D Tech Solution Services started lease April 1, 2024 7,830 sq ft ends
3/31/2031 \$7,830 plus NNN fee

32415 Tamina Vacant but built out containing 6,615 sq ft marketed at \$6,890.63 plus
NNN. Can be divided and demand a higher rental

All Leases have an annual base rent bump of 2 to 3%

Combined base rent monthly is $\$22,800.92 \times 12 = \$273,611.04$

Proforma Cap rate at \$3.3M is 8.29

Actual rental income now \$190,908

Actual Cap rate is 5.78