

Prepared For: Sample
 Prepared By: Kardin Systems, Inc.
 Property ID: AS4
 Property RSF: 134,600
 Cost Center(s) RSF: 134,600

Software: Kardin Budget System
 File: 2023 Budget
 Revision: 37
 Date (EDT): 3/22/2023 12:45:21 PM
 Page: 1 of 2

Avery South (SB) 2023 Leasing Activity By Date

Suite	Tenant	RSF	Terms				Start	Free Rent %	Monthly Rent	\$/RSF / Year	\$/RSF / Month	CPI %	Storage Rent	Total TIs	Total LCs	Total Capital Cost			
			(Mos)	Exec.	Comm	Exp													
New																			
Office 4100	SpecLease 2	1,200	36.0	3/1/2023	3/1/2023	2/28/2026	3/1/2023	100.00%	2,300	23.00	1.92	0.00%	0	36,000	30.00	7,155	5.96	43,155	35.96
							6/1/2023	0.00%	2,300	23.00	1.92	0.00%	0						
							3/1/2024	0.00%	2,400	24.00	2.00	0.00%	0						
							3/1/2025	0.00%	2,500	25.00	2.08	0.00%	0						
Office 1100A	SpecLease 1	5,000	60.0	7/1/2023	7/1/2023	6/30/2028	7/1/2023	100.00%	9,583	23.00	1.92	0.00%	0	150,000	30.00	54,525	10.90	204,525	40.90
							9/1/2023	0.00%	9,583	23.00	1.92	0.00%	0						
							7/1/2024	0.00%	10,000	24.00	2.00	0.00%	0						
							7/1/2025	0.00%	10,417	25.00	2.08	0.00%	0						
							7/1/2026	0.00%	10,833	26.00	2.17	0.00%	0						
							7/1/2027	0.00%	11,250	27.00	2.25	0.00%	0						
Total New:		6,200	4.61%											186,000	30.00	61,680	9.95	247,680	39.95
Renew																			
Office 1200	Pace Makers	5,200	36.0	3/1/2023	3/1/2023	2/28/2026	3/1/2023	100.00%	9,533	22.00	1.83	0.00%	0	26,000	5.00	6,795	1.31	32,795	6.31
							5/1/2023	0.00%	9,533	22.00	1.83	0.00%	0						
							3/1/2024	0.00%	9,967	23.00	1.92	0.00%	0						
							3/1/2025	0.00%	10,400	24.00	2.00	0.00%	0						
Office 1300	Lawyers, Inc.	9,950	36.0	6/1/2023	6/1/2023	5/31/2026	6/1/2023	50.00%	18,242	22.00	1.83	0.00%	0	49,750	5.00	13,366	1.34	63,116	6.34
							8/1/2023	0.00%	18,242	22.00	1.83	0.00%	0						
							6/1/2024	0.00%	19,071	23.00	1.92	0.00%	0						
							6/1/2025	0.00%	19,900	24.00	2.00	0.00%	0						
Total Renew:		15,150	11.26%											75,750	5.00	20,161	1.33	95,911	6.33

Prepared For: Sample
 Prepared By: Kardin Systems, Inc.
 Property ID: AS4
 Property RSF: 134,600
 Cost Center(s) RSF: 134,600

Software: Kardin Budget System
 File: 2023 Budget
 Revision: 37
 Date (EDT): 3/22/2023 12:45:21 PM
 Page: 2 of 2

Avery South (SB) 2023 Leasing Activity By Date

Suite	Tenant	RSF	Terms		Comm	Exp	Start	Free	Monthly	\$/RSF	\$/RSF	CPI %	Storage	Total TIs		Total LCs		Total Capital Cost	
			(Mos)	Exec.				Rent %	Rent	/ Year	/ Month		Rent						
Totals:		21,350	15.86%											261,750	12.26	81,841	3.83	343,591	16.09

Occupancy/Leasing Projections:

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Average
Occupied RSF:	132,400	132,400	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,600	133,400
% Occupied:	98.37%	98.37%	99.26%	99.26%	99.26%	99.26%	99.26%	99.26%	99.26%	99.26%	99.26%	99.26%	99.11%
New + Renew + Expansion RSF:	0	0	6,400	6,400	6,400	16,350	21,350	21,350	21,350	21,350	21,350	21,350	13,638
% New + Renew + Expansion:	0.00%	0.00%	4.75%	4.75%	4.75%	12.15%	15.86%	15.86%	15.86%	15.86%	15.86%	15.86%	10.13%
Total Building RSF:	134,600	134,600	134,600	134,600	134,600	134,600	134,600	134,600	134,600	134,600	134,600	134,600	134,600

Lease Expirations:

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total Lease Expirations:	14,950	9,850	44,400	36,350	43,250	5,000	0	0	0	0
% of Building Total:	11.11%	7.32%	32.99%	27.01%	32.13%	3.71%	0.00%	0.00%	0.00%	0.00%