

**Shepherd Road Plaza Tenant Rent Roll**  
**Building #1 & 2**

January-08

ADDRESS	TENANT	BUSINESS	SQUARE FEET	RENT / MO.	CAM / MO.	SALES TAX	TOTAL	INCREASE	LEASE TERM
1625	Sunrise Pools	Pool service	2,880	\$ 3,528.00	\$ 252.00	\$ 264.60	\$ 4,044.60	10/1/2008	10/1/05 to 9/30/2010
1629	Manzi's Music	Music lessons	1,400	\$ 1,838.00	\$ 153.00	\$ 139.37	\$ 2,130.37	5/1/2008	5/2/06 to 4/30/09
1631	Lakeland Dance Acad.	Dance Lessons	1,400	\$ 1,930.00	\$ 160.00	\$ 146.30	\$ 2,236.30	9/1/2008	9/1/05 to 8/31/2010
1633	Kirburger Pharmacy	Pharmacy	1,500	\$ 2,062.50	\$ 250.00	\$ 161.88	\$ 2,474.38	1/1/2009	1/11/08 to 1/10/09
1637	Deb's Gym	Gym	5800	\$ 7,733.33		\$ 541.33	\$ 8,274.66	12/1/2008	12/1/07 to 12/31/17
	<b>TOTALS:</b>		<b>12,980</b>	<b>\$ 17,091.83</b>	<b>\$ 815.00</b>	<b>\$ 1,253.48</b>	<b>\$ 19,160.31</b>		
	Average \$/SF Rent:	\$ 15.80	Annual Rent:	\$ 205,101.96					
			Annual CAM:	\$ 9,780.00					
			<b>Total Gross:</b>	<b>\$ 214,881.96</b>					

NOTE: All leases have renewal options