

Table 1

| Address | Tenant | Size | Rate (Gross) | Lease Start/End | Rent per Mo/Yr | Options |
|------------------------------|------------------------------------|---|-----------------------------------|---|-----------------------------------|---------------------------------|
| 1141 Suites A/A1 | Therapy House | 3875 sq ft | \$7.74 psf (\$12@renewal) | 1/1/2022-2/28/2023 | \$2,500/\$30,000 | No, agreed to renew at \$12 psf |
| 1141 Suite C | Pasquotank EMS | 1500 sq ft | \$12.00 psf | 3/10/2022-6/30/2023 | \$1,500/\$18,000 | 1x1yr option |
| 1141 Suite G | Sentara Family Phy | 7260 sq ft | \$13.93 psf (\$14.35 in Nov 2022) | 3/12/2013-10/31/2023 | \$8,429.03/ \$101,148.36 | 2x1yr option 3%yr bump |
| 1141 Suite I | Total Care for Women OB/GYN | 5008 sq ft | \$11.50 psf | 5/7/1990-6/1/2020 in process of renewal | \$4,799.33/ \$57,591.96 | |
| 1141 Suite J | Jordan Mngmt Group | 1650 sq ft | \$12.00 psf | 10/1/2021-11/30/2024 | \$1,650/\$19,800 | 3yr option with 3% bump |
| 1141 Suite K | Carolina Coastal Plastic Surgery | 2346 sq ft | \$12.00 psf | 9/1/2009-3/31/2024 | \$2,346/\$28,152 | 2x2yr options |
| 1141 Suite L | Healthkeeperz | 6000 sq ft | \$8.00 psf | 1/22/2021-2/29/2024 | \$4,000/\$48,000 | 3yr option with 10% bump |
| 1141 Suite M | Sentara Albemarle Phy (Pediatrics) | 4427 sq ft | \$12.46 psf | 9/1/2009-4/30/2023 | \$4,597.09/ \$55165.08 | 2x1yr options with 2%/yr bump |
| TOTALS | | 32,066 sq ft with 3 acres for development | Average \$11.16 psf | | \$29,821.45/mo \$357,857.40/yr | |
| P&L Summary | Total Income | Total Expenses | Net Operating Income | Asking Price | CAP Rate | |
| Income | \$357,857.40 | \$97,044.46 | \$260,812.94 | \$2,400,000.00 | 10.86% | |
| Expenses from 2021 | | | | | | |
| Taxes | \$34,582.02 | | | | | |
| Insurance | \$22,011.00 | | | | | |
| Trash Service | \$1,500.00 | | | | | |
| Bookkeeping | \$5,888.00 | | | | | |
| Grass/Parking Lot | 4,095.00 | | | | | |
| Meals/Franchise Tax | \$1,124.35 | | | | | |
| Pest Control | \$4,091.00 | | | | | |
| HVAC Repairs | \$9,149.55 | | | | | |
| New Parking LotLights | \$14,603.54 | | | | | |