



Rent Roll Report

PCU02001 - Hacienda Crossings PCU02001

As Of Oct 2025

Lease ID	Suite ID	Occupant Name	Rent Start / Begin Occupancy / Expiration	Sq. Ft.	%	Monthly Rent	Monthly Rent PSF	Annual Rent PSF	Other Monthly Income	Monthly NNN	Monthly NNN PSF	Security Deposit	Option Date	Option Term	----- Future Rent Increases -----		
															Cat	Date	Monthly Annual Amount PSF
Vacant Suites																	
	M005B	VACANT		10,408	4.18%					Total	\$0.00	\$0.00					
	M005C	VACANT		17,471	7.02%					Total	\$0.00	\$0.00					
	M006	VACANT		35,472	14.26%					Total	\$0.00	\$0.00					
	S002B	VACANT		5,200	2.09%					Total	\$0.00	\$0.00					
	S0F5A	VACANT		1,776	0.71%					Total	\$0.00	\$0.00					
	S0F5D	VACANT		1,835	0.74%					Total	\$0.00	\$0.00					
	S0F5G	VACANT		2,000	0.80%					Total	\$0.00	\$0.00					
	S0F5I	VACANT		1,311	0.53%					Total	\$0.00	\$0.00					
	S0F6E	VACANT		4,446	1.79%					Total	\$0.00	\$0.00					
	S0F6F	VACANT		1,720	0.69%					Total	\$0.00	\$0.00					



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Totals for Vacant Suites:				81,639													
Occupied Suites																	
D1663221	1001	Dublin Toyota - Pad Sale	06/01/2019 06/01/2019 N/A 05/31/2024	0		\$0.00			\$0.00	Total	\$0.00	\$0.00					
D1663213	1001A	Dublin Toyota	06/01/2019 06/01/2009 06/01/2009 05/31/2024	0		\$0.00			\$0.00	Total	\$0.00	\$0.00	06/01/2029	60			
	Option #: 2	Option Date: 06/01/2029	Option Type:		Notice Date: 12/01/2028			Term To: 05/31/2034		Term: 60		Rate: \$0.00			Notes:	Initial term was 5 years, with five 5-year options (BLI). Each option may be exercised with minimum 6, max 12 months' notice (Sec. 2.3.1). Initial base rent was \$2,000.00/month, with annual increases per Sec. 3.1 (BLI). Rent will increase each year by 3% (Sec. 2.3.1; Sec. 3.1).	
Totals for Dublin Toyota:				0		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00					
D1663214	H001	Hyatt Place	01/01/2000 01/01/2000 N/A 12/31/2049	0		\$0.00			\$0.00	Total	\$0.00	\$0.00					
D1663223	M001	PGA Golf	01/01/2000 01/01/2000 N/A 12/31/2049	0		\$0.00			\$0.00	Total	\$0.00	\$0.00					
D1663201	M003	Barnes & Noble #2942	05/01/2024 04/29/1999 04/29/1999 04/30/2034	25,059	10.07%	\$45,941.50	\$1.83	\$22.00	\$0.00	Total	\$0.00	\$0.00	\$0.00	05/01/2034	72	BAS	05/01/2029 \$50,118.00 24.00 05/01/2040 60
	Option #: 1	Option Date: 05/01/2034	Option Type:		Notice Date: 09/02/2033			Term To: 04/30/2040		Term: 72		Rate: \$0.00			Notes:	Third Amendment of Lease dated 12/4/2024. Landlord and Tenant agree the first Extension Period (set forth in the 2nd Amendment) is modified to be for a period of 6 years commencing 5/1/2034 expiring 4/30/2040. The second Extension Period will be for 5 years commencing 5/1/2040 expiring 4/30/2045.	



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															Monthly Fixed Rent: 1st Extension 5/1/2034 – 4/30/2040 \$55,129.80; 2nd Extension 5/1/2040-4/30/2045 \$60,642.78.				
															Per 9/4/18 letter, TT exercised their second 5-year option, 5/1/19 - 4/30/24. Per Notice of Lease, RCD was 4/29/99. Original term was 15 LY's (Sec. 2.1). Per lease: TT had two five-year options (each of which has now been exercised). PER SECOND AMENDMENT: Term was extended 10 years, through 4/30/34, with 2 additional 5-year options. Provided TT is not in default beyond cure, each option may be exercised with at least 240 days' notice.				
D1663202	M004	Old Navy #5975	04/01/2024 03/03/1999 03/03/1999 03/31/2027	14,910	5.99%	\$35,535.50	\$2.38	\$28.60	\$0.00	Total	\$6,461.00	\$0.43	\$0.00	04/01/2027	60	cmf	01/01/2026	\$6,719.44	5.41
										CMF	\$6,461.00	\$0.43				cmf	01/01/2027	\$6,988.22	5.62
	Option #: 1	Option Date: 04/01/2027	Option Type:		Notice Date: 06/30/2026		Term To: 03/31/2032		Term: 60		Rate: \$0.00		Notes:	Third Amendment of Lease and Extension of Term dated 6/19/2024. Provided Tenant is not in default it has 1 Option Term of 60 months commencing 4/1/2027 expiring 3/31/2032 (the Second Extension Period) by providing written notice not later than 6/30/2026 (nor earlier than 1/1/2026). MAR PSF 2nd Option 4/1/2027-3/31/2032 \$31.46.					
D1663220	M005A	Ulta Salon #0148	08/01/2022 08/26/2004 08/26/2004 01/31/2029	10,438	4.20%	\$36,533.00	\$3.50	\$42.00	\$0.00	Total	\$0.00	\$0.00	\$0.00	02/01/2029	60				
														02/01/2034	60				
	Option #: 1	Option Date: 02/01/2029	Option Type:		Notice Date: 05/01/2028		Term To: 01/31/2034		Term: 60		Rate: \$0.00		Notes:	Per 2nd Amendment: TT is granted two 5-year options (dates in this amendment are wrong). Each option may be exercised w/ 9 months' notice. If an Event of Default is occurring on date of exercise, and such default is not cured w/in 10 days after notice to LL, then the option will not commence.					



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D1663222	M008	Five Below #01434	11/09/2023 11/09/2023 11/29/2023 05/31/2034	10,000	4.02%	\$24,583.33	\$2.46	\$29.50	\$0.00	Total	\$0.00	\$0.00	\$0.00	06/01/2039 60			
Option #: 1		Option Date: 06/01/2034	Option Type:	Notice Date: 12/02/2033		Term To: 05/31/2039		Term: 60		Rate: \$0.00		Notes: Option Rider. TT is granted 3 Extension Terms of 60 full calendar months each, with 180-365 days notice required. MAR: 1st Extension Term \$29,750.00 per month based on \$35.70 PSF; 2nd Extension Term \$32,716.67 per month based on \$39.26 PSF; 3rd Extension Term \$35,991.67 per month based on \$43.19 PSF.					
D1663207	M009	TJ Maxx #403	02/01/2024 11/22/1998 N/A 01/31/2032	29,848	12.00%	\$45,393.83	\$1.52	\$18.25	\$0.00	Total	\$0.00	\$0.00	\$0.00	02/01/2032 60 bas	02/01/2028	\$45,393.83	18.25
Option #: 1		Option Date: 02/01/2032	Option Type:	Notice Date: 07/31/2031		Term To: 01/31/2037		Term: 60		Rate: \$0.00		Notes: Second Amendment to Lease dated 2/1/2023. TT has right to extend the Extended Term for 1 period of 5 years the Additional Extension Period with at least 6 months notice. During Additional Extension Period \$574,574 based on \$19.25 PSF.					
D1663210	M011	Best Buy #134	02/01/2025 08/15/1999 08/15/1999 03/31/2035	45,689	18.37%	\$76,148.33	\$1.67	\$20.00	\$0.00	Total	\$0.00	\$0.00	\$0.00	04/01/2035 60 bas	02/01/2030	\$83,763.16	22.00
Option #: 1		Option Date: 04/01/2035	Option Type:	Notice Date: 10/02/2034		Term To: 03/31/2040		Term: 60		Rate: \$0.00		Notes: Third Amendment of Lease and Extension of Term dated 12/5/2024. Tenant will have 2 Option Terms of 5 years each with 180 days to 1 year notice required. If Tenant fails to extend, Landlord will provide 30 days written notice as reminder. Fixed Rent PSF: Option Term 1 4/1/35-3/31/40 \$24.00; Option 2 4/1/40-3/31/45 \$26.00.					
D1663211	P0F1	Market Tavern - Mimi's Cafe	04/01/2013 04/01/2013 N/A 12/31/2049	0		\$0.00			\$0.00	Total	\$0.00		\$0.00				



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D1663212	P0F10	Shell Gas Station	01/01/2000 01/01/2000 N/A 12/31/2049	0		\$0.00			\$0.00	Total	\$0.00		\$0.00				
D1663215	P0F2	Lazy Dog Cafe	01/01/2000 01/01/2000 N/A 12/31/2049	0		\$0.00			\$0.00	Total	\$0.00		\$0.00				
D1663218	P0F7	Fuddruckers	01/01/2000 01/01/2000 N/A 12/31/2049	0		\$0.00			\$0.00	Total	\$0.00		\$0.00				
D1663219	S002A	Tilly's #0049	04/01/2023 01/01/2000 N/A 03/31/2025	7,150	2.87%	\$0.00	\$0.00	\$0.00	\$0.00	Total	\$0.00	\$0.00	\$0.00				
D1663216	S007	Barons Jewelers	05/01/2023 04/18/2013 04/18/2013 04/30/2028	6,579	2.64%	\$19,320.33	\$2.94	\$35.24	\$0.00	Total	\$0.00	\$0.00	\$0.00	05/01/2028 60 05/01/2033 60			
Option #: 2		Option Date: 05/01/2028	Option Type:	Notice Date: 11/01/2027		Term To: 04/30/2033		Term: 60		Rate: \$0.00		Notes: Per 1st Amendment dated 8/18/21, TT exercised a 5-year option for 5/1/23-4/30/28. TT has two remaining five-year options (amendment does not discuss notice or rental rates). Per lease: options are personal to TT and may not be transferred (Sec. 2.3). TT may exercise each option with minimum 6, max 9 months notice. Parties will have 90 days after LL's receipt of notice in which to agree on market rent, pursuant to Sec. 2.3.1. Per our procedure, entered a 3% estimated increase here. If a default has occurred and continues on date of renewal notice, or if default arises at any time thereafter before commencement of renewal term, or if there has been a material adverse change in TT's financial condition or liquidity, then LL may opt to end the lease at end of term (Sec. 2.3.3).					
D1663203	S0F5B	Hacienda Nail Spa	02/01/2023 09/15/2010 09/15/2010 01/31/2028	1,519	0.61%	\$7,230.44	\$4.76	\$57.12	\$0.00	Total	\$0.00	\$0.00	\$0.00		bas bas	02/01/2026 02/01/2027	\$7,375.05 \$7,522.55 58.26 59.43



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D1663225	S0F5C	Five Guys Burgers	06/01/2020 N/A N/A 05/31/2025	2,599	1.04%	\$0.00	\$0.00	\$0.00	\$0.00	Total	\$0.00	\$0.00	\$0.00				
Option #:	3	Option Date:	06/01/2030	Option Type:		Notice Date:	12/01/2029	Term To:	05/31/2035	Term:	60	Rate:	\$0.00	Notes:	Per 4th Amendment and Consent to Assignment dated 2/16/11: Term was extended 6/1/15 - 5/31/20. If TT is not in default beyond cure, TT will have three 5-year options, each to be exercised with minimum 6, max 12 months' notice. Rent in 1st renewal term will be \$12,226.13; rent for 2nd and 3rd renewal terms will be per Sec. 25.34 of lease (FMV). Rent roll shows EXP of 5/31/25; we'll assume they exercised 1st option (rent is \$12,226.13). Per our procedure, entered an estimated 3% increase.		
D1663205	S0F5E	Sri Thai Restaurant	03/01/2020 03/01/2010 03/01/2010 02/28/2027	1,414	0.57%	\$6,710.46	\$4.75	\$56.95	\$0.00	Total	\$0.00	\$0.00	\$0.00	03/01/2027	60	BAS	03/01/2026 \$6,911.77 58.66
Option #:	1	Option Date:	03/01/2027	Option Type:		Notice Date:	03/01/2026	Term To:	02/28/2032	Term:	60	Rate:	\$0.00	Notes:	With 1st Amendment, TT was granted an additional 5-year option. As long as TT has not further assigned the lease or sublet any portion, and no Event of Default has occurred after notice, then TT may exercise with minimum 12, max 15 months' notice. Rent for option term will start at \$85,429.53/year, w/ annual increases based on CPI, NTE 3% per year. Per our procedure, I have entered 3% estimated increases here.		
D1663209	S0F5F	Jamba Juice	01/01/2015 12/15/2009 12/15/2009 12/31/2024	1,200	0.48%	\$0.00	\$0.00	\$0.00	\$0.00	Total	\$0.00	\$0.00	\$0.00	01/01/2030	60		
Option #:	2	Option Date:	01/01/2030	Option Type:		Notice Date:	04/01/2029	Term To:	12/31/2034	Term:	60	Rate:	\$0.00	Notes:	Per 2nd Amendment, TT has 2 5-year options. Provided TT has not assigned the lease (other than in an Approved Transfer) and TT is occupying 100% of premises, and no Event of Default occurs after notice, then TT may exercise each option with minimum 9, max 12 months' notice.		



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D1663217	S0F5H	Ike's Love & Sandwiches	02/08/2018	02/08/2018	1,120	0.45%	\$5,739.07	\$5.12	\$61.49	\$0.00	Total	\$0.00	\$0.00	\$0.00	03/01/2028	60	BAS	03/01/2026	\$5,911.73	63.34	
			02/08/2018	02/29/2028										03/01/2033	60	BAS	03/01/2027	\$6,089.07	65.24		
	Option #: 1	Option Date: 03/01/2028	Option Type:				Notice Date: 09/01/2027		Term To: 02/28/2033	Term: 60			Rate: \$0.00		Notes:	Provided TT has not assigned the lease and is occupying 100% of premises, and no Event of Default has occurred or occurs after notice, then TT may exercise each option with minimum 6, max 12 months' notice (Sec. 2.3.1). Rent for 1st Option term is per BLI. Rent for 2nd Option term will be FMV with 3% annual increases (Sec. 2.3.2.1).					
D1663206	S0F5J	Star Chaat Cuisine	12/01/2019	N/A	2,638	1.06%	\$13,378.00	\$5.07	\$60.86	\$0.00	Total	\$0.00	\$0.00	\$0.00	12/01/2026	60	BAS	12/01/2025	\$13,779.34	62.68	
			N/A	11/30/2026																	
	Option #: 1	Option Date: 12/01/2026	Option Type:				Notice Date: 12/01/2025		Term To: 11/30/2031	Term: 60			Rate: \$0.00		Notes:	Per 2nd Amendment, TT is granted one five-year option, provided TT has not further assigned the lease, TT is occupying 100% of premises, and no Event of Default has occurred. May exercise with minimum 12, max 15 months' notice. Rent for option is at FMV. Per our procedure, I have entered a 3% estimated increase here.					
D1663228	S0F6B	Tequila Bar & Grill	10/08/2024	10/08/2024	5,110	2.05%	\$19,162.50	\$3.75	\$45.00	\$0.00	Total	\$7,889.03	\$1.54	\$0.00	02/01/2035	60	BAS	11/01/2026	\$19,737.38	46.35	
			01/27/2025	01/31/2035							CAM	\$5,227.87	\$1.02		02/01/2040	60	BAS	11/01/2027	\$20,329.50	47.74	
											INS	\$780.40	\$0.15				BAS	11/01/2028	\$20,939.38	49.17	
											REX	\$1,880.76	\$0.37				BAS	11/01/2029	\$21,567.56	50.65	
																	BAS	11/01/2030	\$22,214.59	52.17	
																	BAS	11/01/2031	\$22,881.03	53.73	
																	BAS	11/01/2032	\$23,567.46	55.34	
																	BAS	11/01/2033	\$24,274.48	57.00	
																	BAS	11/01/2034	\$25,002.72	58.71	
	Option #: 1	Option Date: 02/01/2035	Option Type:				Notice Date: 01/31/2034		Term To: 01/31/2040	Term: 60			Rate: \$0.00		Notes:	Notice Period: 1 of 2: TT has 2 Option Terms of 5					



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															Years each with 2 years-365 days notice required. Rent Desc: Renewal Rent to be the then prevailing Fair Market Rent but in no event be less than 103% of the Annual Rent payable during the year immediately preceding the commencement of the subject Option Term. Effective upon the 1st anniversary of the commencement of an Option Term, and each year thereafter of the subject Option Term, Annual Rent to be increased by 3%. Subordinate Details: N/A			
D1663204	S0F6D	Sharma Dental Center	07/01/2020 08/15/2017 N/A 06/30/2027	1,830	0.74%	\$9,144.24	\$5.00	\$59.96	\$0.00	Total	\$0.00	\$0.00	\$0.00					
D1663226	T001	Regal Cinemas	01/01/2000 01/01/2000 N/A 12/31/2049	0		\$0.00			\$0.00	Total	\$0.00		\$0.00					
Totals for Occupied Suites:				167,103		\$344,820.53	\$2.06	\$24.76	\$0.00	\$14,350.03		\$0.00						



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Building Totals:				248,742		\$344,820.53	\$1.39	\$16.64	\$0.00	\$14,350.03		\$0.00						
			% Sq. Ft.	Units	GLA Sq. Ft.	Monthly Rent				NNN			Security Deposit					
Expected Sq. Ft.:			0.00%	(0 Units)	0	\$0.00				CMF	\$6,461.00			\$0.00				
										CAM	\$5,227.87							
										INS	\$780.40							
										REX	\$1,880.76							
										\$14,350.03								
Grand Totals:			Occupied Sq. Ft.:	67.18%	(16 Units)	167,103	\$344,820.53						\$0.00					
			Leased/Unoccupied Sq. Ft.:	0.00%	(0 Units)	0	\$0.00						\$0.00					
			Vacant Sq. Ft.:	32.82%	(10 Units)	81,639	\$0.00											
			Total Sq. Ft.:	100.00%	(26 Units)	248,742	\$344,820.53						\$0.00					