

BELLEAIR CROSSINGS

Rent Roll

01/01/10 - 12/31/10

Tenant	Start Date	Next Renewal Date (a)	Monthly Rent	Sq Ft (mol)	Price/Sq Ft	Annual Increase	Annual Income
Mediterranean Market (a) 18374 US Hwy 19 North Largo, FL 33764	10/01/97	09/30/14	\$1,500	1400	\$12.86	5% (b)	\$18,000
Papa John's Pizza (a) 18378 US Hwy 19 North Largo, FL 33764	10/01/97	09/30/14	\$1,913 \$1,970	1250	\$18.36 \$18.91	3%	\$23,127
Leaders Casual Furniture 18350 US Hwy 19 North Largo, FL 33764	10/13/97	10/12/11	\$6,167 \$6,321	5750	\$12.87 \$13.19	CPI (c)	\$74,466
Westside Skate Shop (a) 18370 US Hwy 19 North Largo, FL 33764	09/28/09	09/28/12	\$1,200 \$1,260	1100	\$13.09	5%	\$14,580

Rental Income	\$130,173
CAM	\$34,500
Total	\$164,673
5% vacancy allowance	\$8,200
Total Revenue	\$156,473

(a) Lessee has 90 days before the end of the lease to notify the Lessor of their intent to vacate, otherwise the lease automatically renews.

(b) Annual increase begins 10/01/11.

(c) Estimated at 2.5%.