

Rent Roll

September 30, 2026 · Lansdowne Square — 4400 Commerce Drive, Austin, TX 78701 · Occupancy: 45.5% (87.3% incl. future leases)

UNIT	STATUS	TENANT	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	TERM (MO)	TERM (YRS)	RENT TYPE	MONTHLY RENT	\$/SF MO.	ANNUAL RENT	\$/SF YR.	SEC. DEPOSIT	LOC
Unit 101	Occupied	Bright Leaf Coffee Co.	Gross	1,800 SF	2024-03-01	2029-02-28	60			\$4,455.78	\$2.48	\$53,469.36	\$29.71	\$9,000.00	\$0.00
RENT STEPS									CHARGE	MONTHLY AMT.	AMT/AREA	ANNUAL	ANNUAL/AREA		
					Mar 01, 2024	Feb 28, 2025			Base Rent	\$4,200.00	\$2.33	\$50,400.00	\$28.00		
					Mar 01, 2025	Feb 28, 2026			Base Rent	\$4,326.00	\$2.40	\$51,912.00	\$28.84		
					Mar 01, 2026	Feb 28, 2027			Base Rent	\$4,455.78	\$2.48	\$53,469.36	\$29.71		
					Mar 01, 2027	Feb 29, 2028			Base Rent	\$4,589.45	\$2.55	\$55,073.44	\$30.60		
					Mar 01, 2028	Feb 28, 2029			Base Rent	\$4,727.14	\$2.63	\$56,725.64	\$31.51		
					Mar 01, 2024	Feb 28, 2025			CAM	\$300.00	\$0.17	\$3,600.00	\$2.00		
					Mar 01, 2025	Feb 28, 2026			CAM	\$300.00	\$0.17	\$3,600.00	\$2.00		
					Mar 01, 2026	Feb 28, 2027			CAM	\$300.00	\$0.17	\$3,600.00	\$2.00		
					Mar 01, 2027	Feb 29, 2028			CAM	\$300.00	\$0.17	\$3,600.00	\$2.00		
					Mar 01, 2028	Feb 28, 2029			CAM	\$300.00	\$0.17	\$3,600.00	\$2.00		
Unit 102	Occupied	Meridian Legal Group	NNN (Triple Net)	3,200 SF	2023-07-01	2033-06-30	120			\$8,615.12	\$2.69	\$103,381.50	\$32.31	\$16,000.00	\$0.00
RENT STEPS									CHARGE	MONTHLY AMT.	AMT/AREA	ANNUAL	ANNUAL/AREA		
					Jul 01, 2023	Jun 30, 2024			Base Rent	\$8,000.00	\$2.50	\$96,000.00	\$30.00		
					Jul 01, 2024	Jun 30, 2025			Base Rent	\$8,200.00	\$2.56	\$98,400.00	\$30.75		
					Jul 01, 2025	Jun 30, 2026			Base Rent	\$8,405.00	\$2.63	\$100,860.00	\$31.52		
					Jul 01, 2026	Jun 30, 2027			Base Rent	\$8,615.12	\$2.69	\$103,381.50	\$32.31		
					Jul 01, 2027	Jun 30, 2028			Base Rent	\$8,830.50	\$2.76	\$105,966.04	\$33.11		
					Jul 01, 2028	Jun 30, 2029			Base Rent	\$9,051.27	\$2.83	\$108,615.19	\$33.94		
					Jul 01, 2029	Jun 30, 2030			Base Rent	\$9,277.55	\$2.90	\$111,330.57	\$34.79		
					Jul 01, 2030	Jun 30, 2031			Base Rent	\$9,509.49	\$2.97	\$114,113.83	\$35.66		
					Jul 01, 2031	Jun 30, 2032			Base Rent	\$9,747.22	\$3.05	\$116,966.68	\$36.55		
					Jul 01, 2032	Jun 30, 2033			Base Rent	\$9,990.90	\$3.12	\$119,890.85	\$37.47		
					Jul 01, 2023	Jun 30, 2024			CAM	\$1,066.67	\$0.33	\$12,800.04	\$4.00		
					Jul 01, 2024	Jun 30, 2025			CAM	\$1,066.67	\$0.33	\$12,800.04	\$4.00		
					Jul 01, 2025	Jun 30, 2026			CAM	\$1,066.67	\$0.33	\$12,800.04	\$4.00		
					Jul 01, 2026	Jun 30, 2027			CAM	\$1,066.67	\$0.33	\$12,800.04	\$4.00		
					Jul 01, 2027	Jun 30, 2028			CAM	\$1,066.67	\$0.33	\$12,800.04	\$4.00		
					Jul 01, 2028	Jun 30, 2029			CAM	\$1,066.67	\$0.33	\$12,800.04	\$4.00		
					Jul 01, 2029	Jun 30, 2030			CAM	\$1,066.67	\$0.33	\$12,800.04	\$4.00		

					Jul 01, 2030	Jun 30, 2031		CAM	\$1,066.67	\$0.33	\$12,800.04	\$4.00		
					Jul 01, 2031	Jun 30, 2032		CAM	\$1,066.67	\$0.33	\$12,800.04	\$4.00		
					Jul 01, 2032	Jun 30, 2033		CAM	\$1,066.67	\$0.33	\$12,800.04	\$4.00		
Unit 103	Vacant	—	—	1,400 SF	—	—	—		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit 104	Future Lease	Northgate Fitness	Modified Gross	4,600 SF	2027-04-01	2037-03-31	120		\$7,000.00	\$1.52	\$84,000.00	\$18.26	\$15,000.00	\$5,000.00
RENT STEPS									CHARGE	MONTHLY AMT.	AMT/AREA	ANNUAL	ANNUAL/AREA	
					Apr 01, 2027	Mar 31, 2028			Base Rent	\$7,000.00	\$1.52	\$84,000.00	\$18.26	
					Apr 01, 2028	Mar 31, 2029			Base Rent	\$7,140.00	\$1.55	\$85,680.00	\$18.63	
					Apr 01, 2029	Mar 31, 2030			Base Rent	\$7,282.80	\$1.58	\$87,393.60	\$19.00	
					Apr 01, 2030	Mar 31, 2031			Base Rent	\$7,428.46	\$1.61	\$89,141.47	\$19.38	
					Apr 01, 2031	Mar 31, 2032			Base Rent	\$7,577.03	\$1.65	\$90,924.30	\$19.77	
					Apr 01, 2032	Mar 31, 2033			Base Rent	\$7,728.57	\$1.68	\$92,742.79	\$20.16	
					Apr 01, 2033	Mar 31, 2034			Base Rent	\$7,883.14	\$1.71	\$94,597.64	\$20.56	
					Apr 01, 2034	Mar 31, 2035			Base Rent	\$8,040.80	\$1.75	\$96,489.60	\$20.98	
					Apr 01, 2035	Mar 31, 2036			Base Rent	\$8,201.62	\$1.78	\$98,419.39	\$21.40	
					Apr 01, 2036	Mar 31, 2037			Base Rent	\$8,365.65	\$1.82	\$100,387.78	\$21.82	
					Apr 01, 2027	Mar 31, 2028			Storage	\$833.33	\$0.18	\$9,999.96	\$2.17	
					Apr 01, 2028	Mar 31, 2029			Storage	\$833.33	\$0.18	\$9,999.96	\$2.17	
					Apr 01, 2029	Mar 31, 2030			Storage	\$833.33	\$0.18	\$9,999.96	\$2.17	
					Apr 01, 2030	Mar 31, 2031			Storage	\$833.33	\$0.18	\$9,999.96	\$2.17	
					Apr 01, 2031	Mar 31, 2032			Storage	\$833.33	\$0.18	\$9,999.96	\$2.17	
					Apr 01, 2032	Mar 31, 2033			Storage	\$833.33	\$0.18	\$9,999.96	\$2.17	
					Apr 01, 2033	Mar 31, 2034			Storage	\$833.33	\$0.18	\$9,999.96	\$2.17	
					Apr 01, 2034	Mar 31, 2035			Storage	\$833.33	\$0.18	\$9,999.96	\$2.17	
					Apr 01, 2035	Mar 31, 2036			Storage	\$833.33	\$0.18	\$9,999.96	\$2.17	
					Apr 01, 2036	Mar 31, 2037			Storage	\$833.33	\$0.18	\$9,999.96	\$2.17	
Total (occupied units only)				5,000 SF					\$14,437.57		\$173,250.90			
UNITS					OCCUPIED		VACANT		FUTURE			TOTAL		
Count					2		1		1			4		
Square Footage					5,000 SF		1,400 SF		4,600 SF			11,000 SF		
					OCCUPIED SF		VACANT SF		OCCUPIED %			VACANT %		
Current (future counted as vacant)					5,000 SF		6,000 SF		45.5%			54.5%		
Including future leases					9,600 SF		1,400 SF		87.3%			12.7%		

RENT BY CHARGE TYPE	MONTHLY (OCCUPIED)	ANNUAL (OCCUPIED)
Base Rent	\$13,070.90	\$156,850.86
CAM	\$1,366.67	\$16,400.04
Total Rent	\$14,437.57	\$173,250.90