

# TRIPLE NET CALCULATIONS

as of January 2026

Leasable Square Footage 10,968

Property Taxes 2025: \$46,140.40

Property Insurance \$34,836.70

Liability Insurance \$ 2,870.70

Property Maintenance \$14,272+/-

Water Bill

Electric Bill

Landscaping maintenance

Cleaning outside the property

Waste/garbage

Total NNN for 2026 \$98,119.80

18545 NW 27 Avenue – Car Wash 17% / \$98,119.80 = \$16,680.36/12 Monthly  
Additional Rent \$1,390.03

18553 NW 27 Avenue – C-Store/Energex Gas Station .3783/ \$98,119.80 =  
\$37,118.72/12 Monthly Additional Rent \$3,093.22 plus reimbursement of tank  
insurance \$2,288

18553 NW 27 Avenue – Unit A Booth .0099 / \$98,119.80 = \$971.38/12  
Monthly Additional Rent \$80.94

18561 NW 27 Avenue – Unit C .09345 / \$98,119.80 = \$9,169.29/12  
Monthly Additional Rent \$764.10

18561 NW 27 Avenue – Unit B .09573 / \$98,119.80 = \$9,393.01/12  
Monthly Additional Rent \$782.75

18561 NW 27 Avenue – Unit A .0387 / \$98,119.80 = \$3,797.23 / 12  
Monthly Additional Rent \$316.43

18575 NW 27 Avenue – End Cap .2667% / \$98,119.80 = \$26,168.55 / 12  
Monthly Additional Rent \$2,180.71