TINSELTOWN PLAZA

4549 SOUTHSIDE BLVD
JACKSONVILLE, FL 32216

Confidential Offering Memorandum

CBRE National Retail Partners

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TINSELTOWN PLAZA

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Executive Summary

CBRE's National Retail Partners Southeast is pleased to present Tinseltown Plaza "The Property", a 100% leased, 14,600 SF strip center situated in the burgeoning Jacksonville, FL MSA. Built in 2019, the high-quality inline strip features a thoughtfully curated mix of food & beverage, corporate, and service-based retailers.

THE OFFERING

Over the past three years, Jacksonville has experienced explosive economic and population growth. In 2025, Jacksonville was ranked among the top 20 U.S. Growth Metros. The metro area was expected to reach 1.36 million residents by the end of 2025.

The asset is strategically located in one of Jacksonville's primary retail nodes on Southside Boulevard, which observes over 50,500 vehicles per day and is shadow anchored by one of the Nation's top-performing Cinemark Tinseltown theaters, per Placer.ai. Directly next to the asset is a new Chick-Fil-A that opened in 2025. Three miles from the asset is super regional shopping destination St. John's Town Center with well-known retailers including Costco, Apple, Best Buy, Target, Nordstrom, and Sprouts to name a few. Tinseltown Plaza also benefits from its positioning embedded amongst the Southside's 17M+ square feet of office and proximity to the Florida Blue Conference Center and Office Park.

Built in 2019, the asset features high-quality construction with limited CAPEX needs for the next Owner. The rent roll includes majority NNN leases and one Tenant with a modified gross lease structure of $57.26 PSF. At 100% occupied, this opportunity allows an investor to purchase a stable, cash-flowing, unanchored strip with national retailers along a major corridor in Jacksonville, FL, one of the fastest growing cities in the Southeast.

50,500 VPD
on Southside Boulevard

Roof Warranty
Until 2039

Seven Tenants
100% Occupied

At 100% leased, this opportunity allows an investor to purchase a durable, cash-flowing, unanchored strip along a major corridor in Jacksonville, FL, one of the fastest growing cities in the Southeast.

PROPERTY OVERVIEW

ADDRESS	4549 Southside Boulevard | Jacksonville, FL 32216
GLA	14,600 SF
YEAR BUILT	2019
LEASED	100%
PARCEL	1460361135R
PARCEL SIZE	1.84 Acres
TENANTS	Air National Guard, Senor Loco Tacos & Tequila, Insomnia Cookies, Purple Roots, Coco's Nail Bar, Soupa Noodle Bar, Gleam Dental Care
PARKING	117 Parking Spots
ZONING	PUD
ROOFS	Original Roofs (2019) with 20-Year Warranty

$517,120
NOI

$8,275,000
Asking Listing Price

6.25%
Asking Cap Rate

INVESTMENT HIGHLIGHTS

Attractive Merchandising Mix

Tinseltown Plaza features a strong food & beverage, dental and service based tenant lineup. Current Ownership recently leased the end cap suite to a dental group that will further heighten foot traffic to the Property.

Secure Rent Roll with Attractive Net Lease Structure

Six of the seven leases at the Property have a NNN structure, limiting future Landlord responsibilities. Army National Guard is currently the only tenant on a Modified Gross Lease structure with a $57.26 psf gross rate.

Minimal CAPEX Needs

Built in 2019, the Property features high-quality construction and has a 20-year roof warranty until 2039.

Minimal Retail Vacancy in Submarket

The Southside retail submarket continues to see rapid residential growth and high demand from growing retailers with very little new supply. The current vacancy rate in the submarket is 4.3% (Costar).

Scheduled Rent Increases

An investor will benefit from the following rental increases and options:

Purple Roots
Filipino Fare + Panaderia

2% Annual Increases
One (1) Five Year Option

Señor Loco
Tacos & Tequila

5% Increase in 2029
One (1) Five Year Option

Coco's Nail Bar

3% Annual Increases
One (1) Five Year Option

Soupa! Noodle Bar

10% Increase in 2029,2034 & 2039
Three (3) Five Year Options

Gleam Dental Care

3% Annual Increases
Two (2) Five Year Options

insomnia cookies

10% Increase in 2029 (Option 1)
Four (4) Five Year Options

Outparcel to High-Performing Cinemark Theater

Tinseltown Plaza serves as an outparcel to Florida's top-ranked Cinemark theater. The theater is the top ranked in terms of foot traffic in the state of Florida and ranks #5 out of 26 Nationwide, per Placer.ai. Over the past twelve months, Cinemark Tinseltown Jacksonville had over 844K visits.

Situated Along Main Retail Node

The Property is situated on Southside Boulevard which observes over 50,500 vehicles per day. Immediately surrounding the assets are Publix, Orange Theory Fitness, First Watch, Starbucks, a brand new Chick-Fil-A and several other large retailers. Nearly three miles from the asset is Jacksonville's premier shopping destination and open-air mall, St. John's Town Center, with over 175+ stores.

Located Directly next to Florida Blue Campus & Tapestry Park Offices

Tinseltown Plaza is directly adjacent to the Southside's concentration of central corporate offices and business parks, offering convenience for professionals and daytime employees.

Surrounded by Affluent Demographics

The Property, located on Jacksonville's Southside, boasts an average household income of $113K that is expected to reach $127K by 2029. There are over 18,300 multifamily units within a 3-mile trade area radius.

Jacksonville MSA Explosive Growth

Jacksonville MSA, located in northeast Florida, has experienced rapid economic and residential growth over the past five years. In 2024, the metro had the 4th largest population gain of any city in the U.S. and is expected to continue it's rapid growth. Forbes named Jacksonville as one of the Top 10 US Cities for Wage Growth in 2025 (ranking #6).

TINSELTOWN PLAZA

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Property Description

PROPERTY DETAILS

Location
The subject site is located at the northeast corner of Southside Boulevard and Gate Parkway West, in the southeast portion of Jacksonville.

Square Feet
14,600 SF

Land Area
± 1.84 Acres

Zoning
PUD

Parcel
1460361135R

Year Built
2019

Roofs
The roofing consists of a gradient sloped, built-up roof with TPO membrane. The roofs are original and under warranty until 2039.

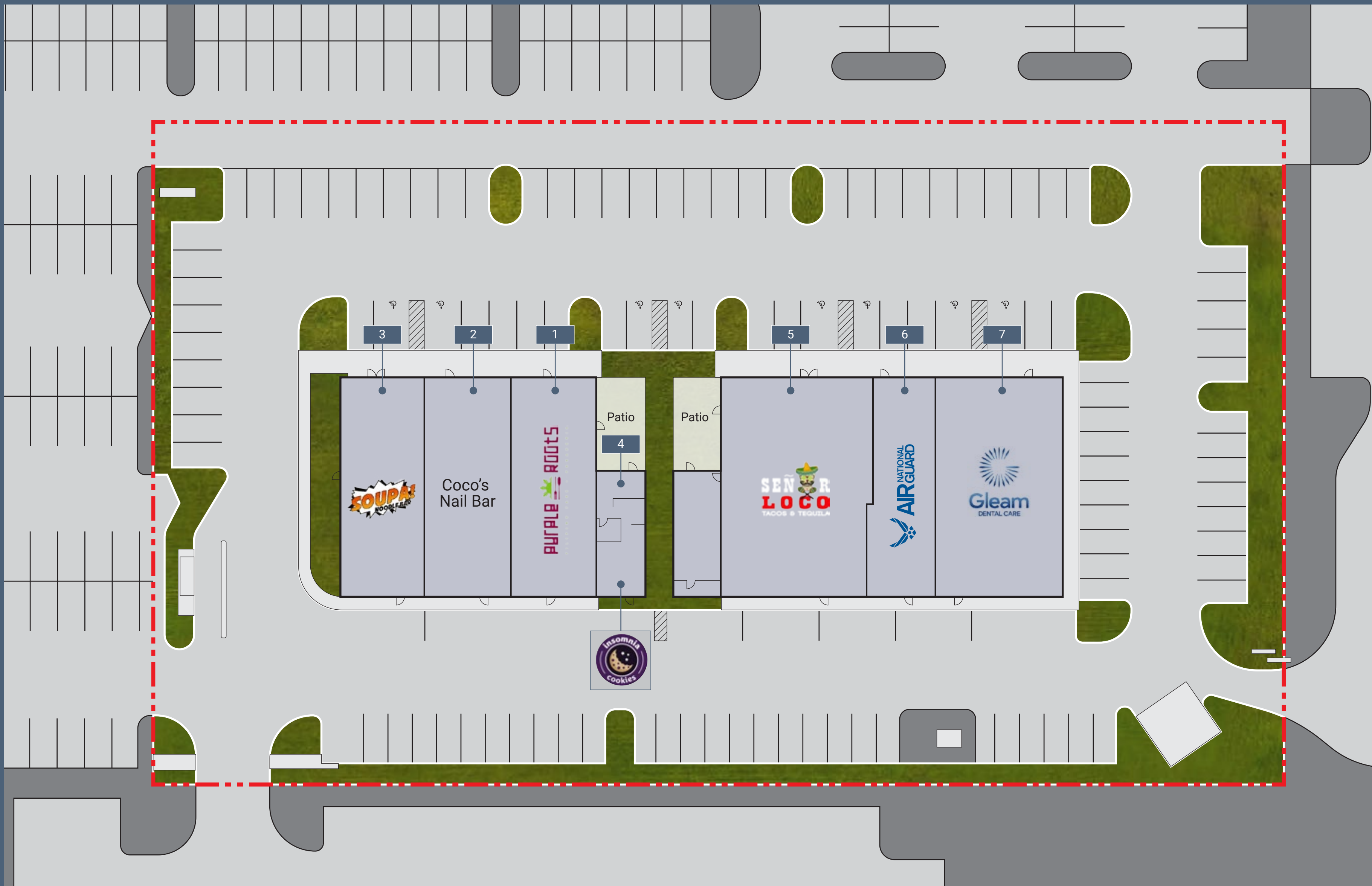
Improvements
The property has two single-story buildings (the structures are reinforced masonry). The existing improvements were completed in 2019. The basic structural system consists of a CMU frame and steel infill systems to form the exterior walls. Exterior lighting is provided by building-mounted automatic timers activated by LED lighting fixtures.

Parking
The parking area is paved with asphaltic concrete. A parking count shows a total of 117 parking spaces on site with five spaces reserved for the disabled, including two van-accessible spaces.

Utilities
Water/Electricity/Gas – JEA

Sewer – COJ

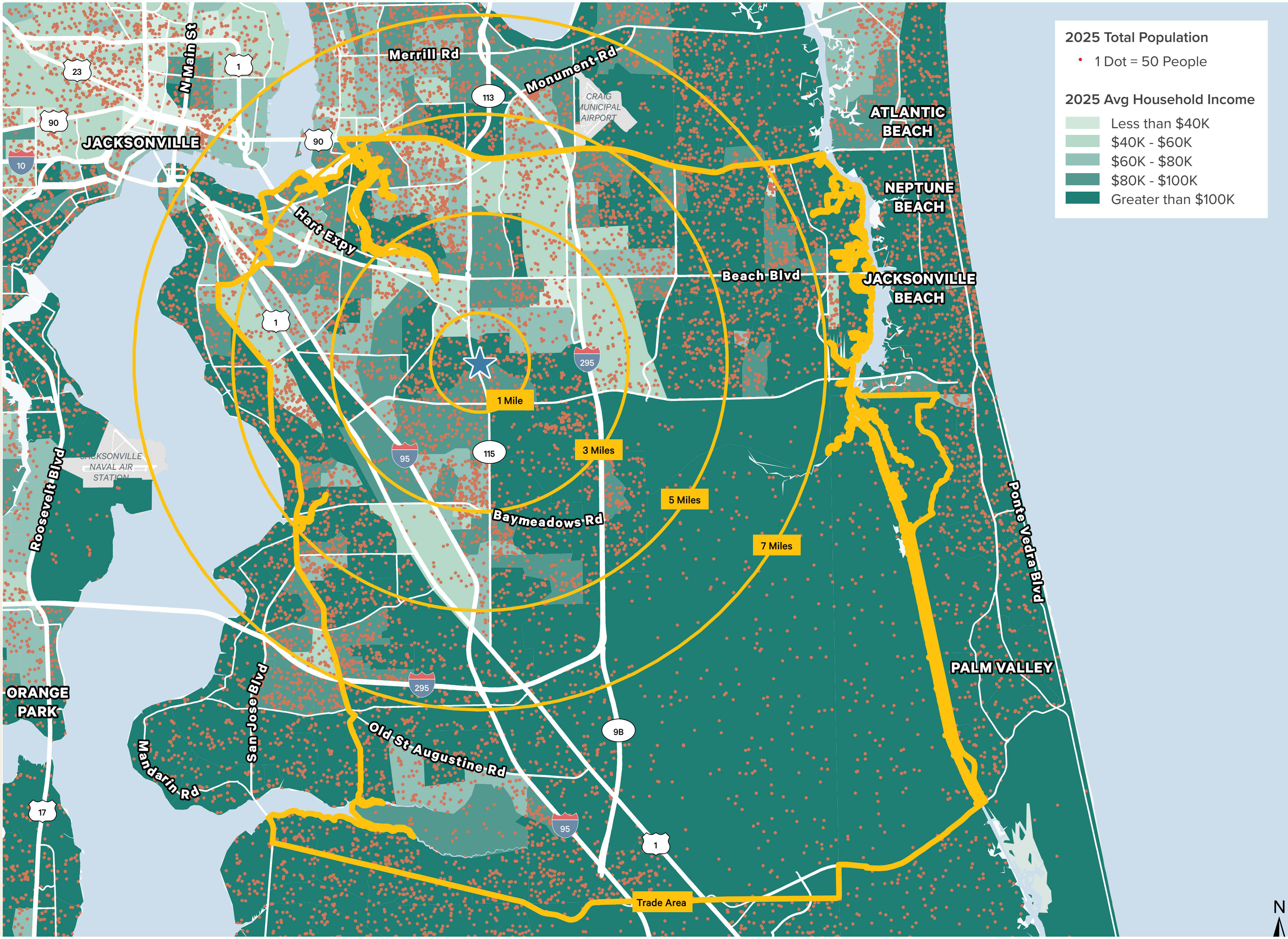
SITE PLAN




Florida Blue
Conference Center &
Office Park (10K Employees)
Tapestry Park
Condominiums & Retail
Randy Marion Cadillac
Key Hyundai
Ascension St. Vincent's
Southside
N Florida Lincoln
Southside Boulevard (50,500 VPD)
aloft HOTELS
Gate Parkway
TD Bank
Chick-fil-A
TINSELTOWN
PLAZA
Tinseltown


Publix
TINSELTOWN PLAZA
SEÑOR LOCO
TACOS & TEQUILA
PURPLE ROOTS
Coco's Nail Bar
insomnia cookies
AIR NATIONAL GUARD
Gleam
Tinseltown
Il Villagio Condos
Chick-fil-A
Opened Jan 2025
Southside Blvd (50,500 VPD)
Gate Pkwy
Eddison at Deerwood Park (282 Units)
TAPESTRY PARK
Clean Eatz
aloft HOTELS
pure barre
Ciel Luxury Apartments
J. Turner-Butler Blvd (117,000 VPD)
Florida Blue
Conference Center & Office Park (10K Employees)
Ascension St. Vincent's Southside
ST. JOHNS TOWN CENTER
A SIMON MALL
1.4M SF Retail Center
TARGET
Dillard's
BEST BUY
COSTCO WHOLESALE
DSW
WARBY PARKER
295

AREA DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES	7 MILES	TRADE AREA
POPULATION					
2025 Population - Current Year Estimate	10,052	81,808	222,692	377,015	362,740
2030 Population - Five Year Projection	9,787	85,907	231,050	389,380	379,595
2020 Population - Census	10,370	75,924	213,082	360,419	337,634
2010 Population - Census	8,679	59,492	179,054	307,313	269,032
2020-2025 Annual Population Growth Rate	-0.59%	1.43%	0.84%	0.86%	1.38%
2025-2030 Annual Population Growth Rate	-0.53%	0.98%	0.74%	0.65%	0.91%
HOUSEHOLDS					
2025 Households - Current Year Estimate	5,235	36,480	95,687	160,172	152,163
2030 Households - Five Year Projection	5,144	38,786	100,603	167,400	160,837
2020 Households - Census	5,292	33,120	89,768	149,993	139,052
2010 Households - Census	4,375	25,735	74,998	127,785	110,508
2020-2025 Compound Annual HH Growth Rate	-0.21%	1.86%	1.22%	1.26%	1.73%
2025-2030 Annual Household Growth Rate	-0.35%	1.23%	1.01%	0.89%	1.11%
2025 Average Household Size	1.92	2.11	2.25	2.30	2.33
HOUSEHOLD INCOME					
2025 Average Household Income	**$88,234**	**$93,438**	**$96,046**	**$102,208**	**$113,419**
2030 Average Household Income	**$95,977**	**$103,514**	**$107,632**	**$114,869**	**$127,334**
2025 Median Household Income	$70,692	$72,927	$71,837	$75,220	$82,237
2030 Median Household Income	$75,264	$80,316	$80,481	$85,158	$94,702
2025 Per Capita Income	$45,372	$42,002	$41,289	$43,491	$47,688
2030 Per Capita Income	$49,794	$47,069	$46,774	$49,451	$54,058
HOUSING UNITS					
2025 Housing Units	5,559	39,787	104,139	173,060	165,488
2025 Vacant Housing Units	324	3,307	8,452	12,888	13,325
2025 Occupied Housing Units	5,235	36,480	95,687	160,172	152,163
2025 Owner Occupied Housing Units	1,707	14,650	44,012	82,877	81,353
2025 Renter Occupied Housing Units	3,528	21,830	51,675	77,295	70,810
EDUCATION					
2024 Population 25 and Over	7,546	58,156	156,366	266,599	255,758
HS and Associates Degrees	2,853	28,073	82,156	139,456	125,858
Bachelor's Degree or Higher	4,540	27,276	63,631	110,821	116,450
PLACES OF WORK					
2025 Businesses	789	5,704	13,192	19,936	16,983
2025 Employees	7,242	64,392	136,658	206,701	181,599

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Area Overview

THE JACKSONVILLE MSA ADVANTAGE

- The Jacksonville, FL MSA is one of the fastest-growing large MSAs in the country.
- The Jacksonville MSA has grown by 29% since 2010 vs. 10% for the USA overall.
- From 2020-2023, the Jacksonville MSA was the third-fastest growing MSA among the top 50.
- In 2025, Jacksonville was named a Top U.S. City for Relocating Homebuyers (Redfin).

#7
Best Big Cities to Live in the U.S.
U.S. News & World Report 2025-2026

#3
Large City for Economic Growth
Coworking Cafe 2025

+29%
Population Growth 2010-2024

+21%
Total Projected Population Growth Through 2040

JACKSONVILLE, FL - BOOMING JOB MARKET

- Approximately 800,000 employees.
- In 2024, the Wall Street Journal + Moody's Analytics ranked Jacksonville as the second-hottest job market in the country.
- Over 111 companies have expanded or relocated to Jacksonville since 2019, creating over 16,000 jobs.
- Four Fortune 1,000 companies and three Fortune 500 companies are headquartered in Jacksonville, more than any other city in Florida.

Major Employers

JACKSONVILLE MSA DEMOGRAPHICS	
2025 Population - Current Year Estimate	1,764,628
2030 Projected Population	1,893,653
Proj. Population Growth 2025-2030	7.3%
Population Growth 2010-2025	31%
2025 Average Household Income	$113,866
2030 Average Household Income	$127,893
2025 Estimated Average Home Value	$471,510

TINSELTOWN
PLAZA

04
Financial Overview

CASH FLOW PROJECTIONS

CALENDAR YEAR	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Physical Occupancy	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	93.73%	100.00%	97.72%	100.00%
Overall Economic Occupancy [1]	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	93.42%	98.00%	96.69%	98.00%
Weighted Average Market Rent	$39.26	$40.26	$41.29	$42.36	$43.45	$44.58	$45.74	$46.93	$48.16	$49.43	$50.73
Weighted Average In Place Rent [2]	$38.06	$38.50	$39.27	$40.55	$41.02	$41.51	$42.01	$43.04	$47.19	$48.20	$49.15
Total Operating Expenses PSF Per Year	$15.27	$15.71	$16.17	$16.66	$17.13	$17.62	$18.13	$18.56	$19.33	$19.85	$20.47
Lease SF Expiring (Initial Term Only)	1,509	0	8,100	0	2,000	0	0	0	0	3,000	0
Lease SF Expiring (Cumulative %)	10.33%	10.33%	65.77%	65.77%	79.46%	79.46%	79.46%	79.46%	79.46%	100.00%	100.00%

	CY 2027 [3] $/SF/YR	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
REVENUES												
Scheduled Base Rent												
Gross Potential Rent	$38.06	$556,026	$562,439	$573,708	$592,336	$599,288	$606,433	$613,779	$634,347	$689,326	$703,677	$718,016
Absorption & Turnover Vacancy	0.00	0	0	0	0	0	0	0	(45,095)	0	(15,657)	0
Total Scheduled Base Rent	38.06	556,026	562,439	573,708	592,336	599,288	606,433	613,779	589,251	689,326	688,020	718,016
Expense Recoveries	13.64	199,306	204,962	210,934	217,307	223,486	229,849	236,403	225,856	257,399	256,713	271,075
TOTAL GROSS REVENUE	**51.70**	**755,332**	**767,400**	**784,643**	**809,643**	**822,773**	**836,282**	**850,182**	**815,108**	**946,725**	**944,733**	**989,091**
General Vacancy Loss	(1.03)	(15,107)	(15,348)	(15,693)	(16,193)	(16,455)	(16,726)	(17,004)	(11,541)	(18,934)	(16,129)	(19,782)
EFFECTIVE GROSS REVENUE	**50.67**	**740,226**	**752,052**	**768,950**	**793,450**	**806,318**	**819,556**	**833,179**	**803,566**	**927,790**	**928,604**	**969,310**
OPERATING EXPENSES												
CAM	(3.77)	(55,023)	(56,674)	(58,374)	(60,125)	(61,929)	(63,787)	(65,700)	(67,671)	(69,701)	(71,792)	(73,946)
ASSOCIATION	(0.19)	(2,787)	(2,871)	(2,957)	(3,046)	(3,137)	(3,231)	(3,328)	(3,428)	(3,531)	(3,637)	(3,746)
MGMT Fee	(1.52)	(22,207)	(22,562)	(23,068)	(23,803)	(24,190)	(24,587)	(24,995)	(24,107)	(27,834)	(27,858)	(29,079)
INS	(1.47)	(21,484)	(22,129)	(22,792)	(23,476)	(24,180)	(24,906)	(25,653)	(26,423)	(27,215)	(28,032)	(28,873)
RET	(7.94)	(116,000)	(119,480)	(123,064)	(126,756)	(130,559)	(134,476)	(138,510)	(142,665)	(146,945)	(151,354)	(155,894)
NR [4]	(0.38)	(5,601)	(5,769)	(5,942)	(6,120)	(6,304)	(6,493)	(6,688)	(6,888)	(7,095)	(7,308)	(7,527)
TOTAL OPERATING EXPENSES	**(15.27)**	**(223,102)**	**(229,483)**	**(236,198)**	**(243,327)**	**(250,299)**	**(257,479)**	**(264,874)**	**(271,183)**	**(282,321)**	**(289,981)**	**(299,065)**
NET OPERATING INCOME	**$35.40**	**$517,124**	**$522,569**	**$532,752**	**$550,123**	**$556,019**	**$562,077**	**$568,304**	**$532,384**	**$645,469**	**$638,623**	**$670,244**
CAPITAL COSTS												
Tenant Improvements	0.00	0	0	0	0	0	0	0	(14,758)	(26,602)	(15,657)	0
Leasing Commissions	0.00	0	0	0	0	0	0	0	(43,989)	(79,291)	(42,001)	0
Capital Reserves	(0.10)	(1,461)	(1,505)	(1,550)	(1,596)	(1,644)	(1,694)	(1,744)	(1,797)	(1,851)	(1,906)	(1,963)
TOTAL CAPITAL COSTS	**(0.10)**	**(1,461)**	**(1,505)**	**(1,550)**	**(1,596)**	**(1,644)**	**(1,694)**	**(1,744)**	**(60,544)**	**(107,743)**	**(59,565)**	**(1,963)**
OPERATING CASH FLOW	**$35.30**	**$515,663**	**$521,064**	**$531,202**	**$548,527**	**$554,375**	**$560,384**	**$566,560**	**$471,839**	**$537,725**	**$579,058**	**$668,281**

Notes:

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.

[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.

[3] Based on 14,609 square feet.

[4] Non-recoverable expenses include a $0.10 PSF catch-all account and contracted janitorial services provided to the interior of the Air National Guard space at no cost to Tenant, as required by their lease. Janitorial services are currently under contract with Anago Cleaning Systems at $345/month through 1/26/2027, with 1-year automatic renewals unless notified 60 days prior to contract expiration. CBRE modeled the expense to remain in-place and flat for the duration of the Analysis, consistent with CBRE"s underwriting of Air National Guard to speculatively renew upon their lease expiration.

IN-PLACE PROFORMA

TENANT	SUITE	GLA	LEASE DATES Start	LEASE DATES End	MINIMUM RENT Annual	MINIMUM RENT PSF	OPERATING EXPENSES Annual	OPERATING EXPENSES PSF	TOTAL REVENUE	% OF REVENUE
Gleam Dental Care	101	3,000	01/01/27	12/31/36	$90,000	$30.00	$46,185	$15.39	$136,185	18.03%
Air National Guard	102	1,509	12/01/22	11/30/27	$86,405	$57.26	$0	$0.00	$86,405	11.44%
Senor Loco Tacos & Tequila	104	3,500	10/06/19	10/31/29	$128,625	$36.75	$52,108	$14.89	$180,733	23.93%
Insomnia Cookies	201	600	10/07/19	10/31/29	$24,000	$40.00	$8,933	$14.89	$32,933	4.36%
Purple Roots Restaurant	202	2,000	11/01/21	07/31/29	$78,771	$39.39	$29,776	$14.89	$108,547	14.37%
Coco The Nails Bar	203	2,000	05/25/26	05/31/31	$71,225	$35.61	$32,528	$16.26	$103,753	13.74%
Soupa Noodle Bar	205	2,000	07/31/19	07/31/29	$77,000	$38.50	$29,776	$14.89	$106,776	14.14%
TOTAL TENANT REVENUE	Occupied	14,609	100.0%		**$556,026**		**$199,306**		**$755,332**	
	Available	0	0.0%							
	Total	14,609	100.0%							

TOTAL GROSS REVENUE	**$51.70**	**$755,332**
General Vacancy Loss (2%)	(1.03)	(15,107)
EFFECTIVE GROSS REVENUE	**$50.67**	**$740,226**
OPERATING EXPENSES		
CAM	($3.77)	($55,023)
ASSOCIATION	(0.19)	(2,787)
MGMT Fee	(1.52)	(22,207)
INS	(1.47)	(21,484)
RET	(7.94)	(116,000)
NR	(0.38)	(5,601)
Total Expenses	**($15.27)**	**($223,102)**
NET OPERATING INCOME	**$35.40**	**$517,124**

*You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

RENT ROLL | AS OF JANUARY 1, 2026

SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM BEGIN	LEASE TERM END	RENTAL RATES BEGIN	RENTAL RATES ANNUALLY	RENTAL RATES PSF	RECOVERY TYPE	MARKET ASSUMPTION/ MARKET RENT
101	**Gleam Dental Care**	3,000	20.54%	Jan-2027	Dec-2036	Current	$90,000	$30.00	NNN + 4% MF	Option
						Jan-2028	$92,700	$30.90		$30.00 PSF NNN (Suite 101)
						Jan-2029	$95,481	$31.83		
						Jan-2030	$98,345	$32.78		
						Jan-2031	$101,296	$33.77		
						Jan-2032	$104,335	$34.78		
						Jan-2033	$107,465	$35.82		
						Jan-2034	$110,689	$36.90		
						Jan-2035	$114,009	$38.00		
						Jan-2036	$117,430	$39.14		

Notes:

New Lease: Ownership recently executed a lease with Tenant to occupy Suite 101. CBRE modeled Tenant in-place and paying rent at the start of the Analysis, with Seller crediting Buyer for any outstanding TI, LC, and gap rent, in exchange for full capitalized value of Tenant's lease.
Market Leasing Assumption: Tenant has two / 5-year options at FMV. CBRE modeled the FMV options at rent increases consistent to Tenant's historical rent increases.

101	**Gleam Dental Care (Option 1)**	3,000	20.54%	Jan-2037	Dec-2041	FUTURE	$120,960	$40.32	NNN + 4% MF	Option
						Jan-2038	$124,589	$41.53		$30.00 PSF NNN (Suite 101)
						Jan-2039	$128,326	$42.78		
						Jan-2040	$132,176	$44.06		
						Jan-2041	$136,142	$45.38		
101	**Gleam Dental Care (Option 2)**	3,000	20.54%	Jan-2042	Dec-2046	FUTURE	$140,220	$46.74	NNN + 4% MF	Market - 70.00%
						Jan-2043	$144,427	$48.14		$30.00 PSF NNN (Suite 101)
						Jan-2044	$148,759	$49.59		
						Jan-2045	$153,222	$51.07		
						Jan-2046	$157,819	$52.61		
102	**Air National Guard**	1,509	10.33%	Dec-2022	Nov-2027	Current	$86,405	$57.26	Gross Lease	Renew
										$57.26 PSF Gross (ANG Spec Renewal)

Notes:

Expense Recovery: Tenant is on a gross lease and does not reimburse towards shopping center expenses.
Market Leasing Assumption: Tenant's current term expires 11/30/2027. Upon expiration, CBRE modeled Tenant to continue renewing at the same lease terms at no cost to Landlord so that Tenant is modeled to remain in-place for the duration of the Analysis.

104	**Senor Loco Tacos & Tequila**	3,500	23.96%	Oct-2019	Oct-2029	Current	$128,625	$36.75	NNN + MF	Option
										$40.00 PSF NNN (Restaurants)
104	**Senor Loco Tacos & Tequila (Option 1)**	3,500	23.96%	Nov-2029	Oct-2034	FUTURE	$135,065	$38.59	NNN + MF	Market - 70.00%
										$40.00 PSF NNN (Restaurants)
201	**Insomnia Cookies**	600	4.11%	Oct-2019	Oct-2029	Current	$24,000	$40.00	NNN + MF (Capped)	Option
										$42.00 PSF NNN (Suite 201)

Notes:

Expense Recovery: Tenant has an expense cap on CAM charges that was equal to $4,273.58 in 2025 and is subject to 3% annual increases. Therefore, CBRE modeled Tenant's 2027 cap to be $4,533.84.

201	**Insomnia Cookies (Option 1)**	600	4.11%	Nov-2029	Oct-2034	FUTURE	$26,400	$44.00	NNN + MF (Capped)	Option
										$42.00 PSF NNN (Suite 201)

RENT ROLL | AS OF JANUARY 1, 2026

SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM BEGIN	LEASE TERM END	RENTAL RATES BEGIN	RENTAL RATES ANNUALLY	RENTAL RATES PSF	RECOVERY TYPE	MARKET ASSUMPTION/ MARKET RENT
201	Insomnia Cookies (Option 2)	600	4.11%	Nov-2034	Oct-2039	FUTURE	$29,040	$48.40	NNN + MF (Capped)	Option $42.00 PSF NNN (Suite 201)
201	Insomnia Cookies (Option 3)	600	4.11%	Nov-2039	Oct-2044	FUTURE	$31,944	$53.24	NNN + MF (Capped)	Option $42.00 PSF NNN (Suite 201)
201	Insomnia Cookies (Option 4)	600	4.11%	Nov-2044	Oct-2049	FUTURE	$35,136	$58.56	NNN + MF (Capped)	Market - 70.00 % $42.00 PSF NNN (Suite 201)
202	Purple Roots Restaurant	2,000	13.69%	Nov-2021	Jul-2029	Current	$78,120	$39.06	NNN + MF	Option $40.00 PSF NNN (Restaurants)
						Aug-2027	$79,682	$39.84		
						Aug-2028	$81,276	$40.64		
202	Purple Roots Restaurant (Option 1)	2,000	13.69%	Aug-2029	Jul-2034	FUTURE	$82,900	$41.45	NNN + MF	Market - 70.00 % $40.00 PSF NNN (Restaurants)
						Aug-2030	$84,558	$42.28		
						Aug-2031	$86,249	$43.12		
						Aug-2032	$87,974	$43.99		
						Aug-2033	$89,734	$44.87		
203	Coco The Nails Bar	2,000	13.69%	May-2026	May-2031	Current	$70,000	$35.00	NNN + 4% MF + 15%	Option $36.00 PSF NNN (Suite 203)
						Jun-2027	$72,100	$36.05		
						Jun-2028	$74,263	$37.13		
						Jun-2029	$76,491	$38.25		
						Jun-2030	$78,786	$39.39		
203	Coco The Nails Bar (Option 1)	2,000	13.69%	Jun-2031	May-2036	FUTURE	$81,140	$40.57	NNN + 4% MF + 15%	Market - 70.00% $36.00 PSF NNN (Suite 203)
						Jun-2032	$83,574	$41.79		
						Jun-2033	$86,081	$43.04		
						Jun-2034	$88,664	$44.33		
						Jun-2035	$91,324	$45.66		
205	Soupa Noodle Bar	2,000	13.69%	Jul-2019	Jul-2029	Current	$77,000	$38.50	NNN + MF	Option $40.00 PSF NNN (Restaurants)
205	Soupa Noodle Bar (Option 1)	2,000	13.69%	Aug-2029	Jul-2034	FUTURE	$84,700	$42.35	NNN + MF	Option $40.00 PSF NNN (Restaurants)
205	Soupa Noodle Bar (Option 2)	2,000	13.69%	Aug-2034	Jul-2039	FUTURE	$93,180	$46.59	NNN + MF	Option $40.00 PSF NNN (Restaurants)
205	Soupa Noodle Bar (Option 3)	2,000	13.69%	Aug-2039	Jul-2044	FUTURE	$102,480	$51.24	NNN + MF	Market - 70.00% $40.00 PSF NNN (Restaurants)
TOTALS / AVERAGES		14,609					$554,150	$37.93		

OCCUPIED SQFT	14,609	100.0%
AVAILABLE SQFT	0	0.0%
TOTAL SQFT	14,609	100.0%

WEIGHTED-AVERAGE LEASE TERM REMAINING:	4.26 Years
WEIGHTED-AVERAGE LEASE TERM LAPSED:	4.24 Years
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:	8.49 Years

TINSELTOWN PLAZA

NATIONAL RETAIL PARTNERS | SOUTHEAST

Rachel Smith Little
Senior Associate
+1 404 923 1580
rachel.smith3@cbre.com

Kevin Hurley
Senior Vice President
T +1 404 923 1237
kevin.j.hurley@cbre.com

Matt Karempelis
Senior Vice President
T +1 404 812 5095
matt.karempelis@cbre.com

Florida Broker of Record

Jay Wellschlager
Senior Vice President
+1 443 286 4407
jay.wellschlager@cbre.com

CBRE National Retail Partners