

# SUGAR CREEK RETAIL CENTER

13900 NC Highway 50 • Surf City, NC 28445 • Developed by Sugar Creek MC LLC

## UNIT INFORMATION & RATE SHEET

### First Floor — Endcap Unit — With Covered Outdoor Patio

1,750 Square Feet • Triple Net (NNN)

Outdoor patio adds approximately 450 SF at no extra PSF charge.

### LEASE RATES & TERMS

**Lease rate (NNN):** Cold Dark Shell \$32.00/PSF | Warm Vanilla Box \$34.00/PSF

**Estimated TICAM (2027):** \$4.00/PSF • reconciled annually

**Term:** Five (5) year minimum initial term — ten (10) year term available • **Escalation:** 3.0% annually

### BASE RENTAL SCHEDULE (MONTHLY)

| LEASE YEAR | COLD DARK SHELL — \$32/PSF | WARM VANILLA BOX — \$34/PSF |
|------------|----------------------------|-----------------------------|
| Year 1     | \$4,666.67                 | \$4,958.33                  |
| Year 2     | \$4,806.67                 | \$5,107.08                  |
| Year 3     | \$4,950.87                 | \$5,260.30                  |
| Year 4     | \$5,099.39                 | \$5,418.10                  |
| Year 5     | \$5,252.37                 | \$5,580.65                  |

Estimated TICAM for 2027 is \$583.33/month, billed in addition to base rent and reconciled annually.

### DELIVERY & TIMELINE

**Cold Dark Shell (CDS):** delivered as an unfinished shell; tenant completes the full interior buildout.

**Warm Vanilla Box (WVB):** delivered demised and finished to a vanilla-box standard at the WVB rate — engage early to help shape the layout.

**Expected opening:** June 1, 2027 (+/- 1 month) for tenants who engage the developer's GC and submit engineered drawings early.

**Rent commencement (CDS):** 120 days following delivery of the unit.

### UTILITY CONNECTION

The water/utility connection is \$12,500 per unit. The Landlord will fund the connection and recover it through the rent as + **\$2.00/PSF** on a 5-year term or + **\$1.00/PSF** on a 10-year term. A tenant electing to fund its own connection remains at the base schedule above.

### SECURING THE UNIT

A fully-executed lease with both a security deposit and pre-paid first month's rent is required to secure a unit. Amounts shown reflect the selected delivery rate:

| DUE AT LEASE EXECUTION              | COLD DARK SHELL | WARM VANILLA BOX |
|-------------------------------------|-----------------|------------------|
| Security deposit                    | \$5,250.00      | \$5,541.67       |
| 1st month prepaid base rent + TICAM | \$5,250.00      | \$5,541.67       |
| Total due at lease execution        | \$10,500.00     | \$11,083.33      |

# SUGAR CREEK RETAIL CENTER

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## UNIT INFORMATION & RATE SHEET

### First Floor — Inline Unit

1,400 Square Feet • Triple Net (NNN)

Fronts the covered walkway with direct NC-50 exposure.

#### LEASE RATES & TERMS

**Lease rate (NNN):** Cold Dark Shell \$32.00/PSF | Warm Vanilla Box \$34.00/PSF

**Estimated TICAM (2027):** \$4.00/PSF • reconciled annually

**Term:** Five (5) year minimum initial term — ten (10) year term available • **Escalation:** 3.0% annually

#### BASE RENTAL SCHEDULE (MONTHLY)

| LEASE YEAR | COLD DARK SHELL — \$32/PSF | WARM VANILLA BOX — \$34/PSF |
|------------|----------------------------|-----------------------------|
| Year 1     | \$3,733.33                 | \$3,966.67                  |
| Year 2     | \$3,845.33                 | \$4,085.67                  |
| Year 3     | \$3,960.69                 | \$4,208.24                  |
| Year 4     | \$4,079.51                 | \$4,334.48                  |
| Year 5     | \$4,201.90                 | \$4,464.52                  |

Estimated TICAM for 2027 is \$466.67/month, billed in addition to base rent and reconciled annually.

#### DELIVERY & TIMELINE

**Cold Dark Shell (CDS):** delivered as an unfinished shell; tenant completes the full interior buildout.

**Warm Vanilla Box (WVB):** delivered demised and finished to a vanilla-box standard at the WVB rate — engage early to help shape the layout.

**Expected opening:** June 1, 2027 (+/- 1 month) for tenants who engage the developer's GC and submit engineered drawings early.

**Rent commencement (CDS):** 120 days following delivery of the unit.

#### UTILITY CONNECTION

The water/utility connection is \$12,500 per unit. The Landlord will fund the connection and recover it through the rent as + **\$2.00/PSF** on a 5-year term or + **\$1.00/PSF** on a 10-year term. A tenant electing to fund its own connection remains at the base schedule above.

#### SECURING THE UNIT

A fully-executed lease with both a security deposit and pre-paid first month's rent is required to secure a unit. Amounts shown reflect the selected delivery rate:

| DUE AT LEASE EXECUTION              | COLD DARK SHELL | WARM VANILLA BOX |
|-------------------------------------|-----------------|------------------|
| Security deposit                    | \$4,200.00      | \$4,433.33       |
| 1st month prepaid base rent + TICAM | \$4,200.00      | \$4,433.33       |
| Total due at lease execution        | \$8,400.00      | \$8,866.67       |

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## UNIT INFORMATION & RATE SHEET

### Second Floor — Endcap Unit — With Covered Open-Air Deck

1,500 Square Feet • Triple Net (NNN)

Covered open-air deck of approximately 450 SF at no extra PSF charge.

### LEASE RATES & TERMS

**Lease rate (NNN):** Cold Dark Shell \$30.00/PSF | Warm Vanilla Box \$32.00/PSF  
**Estimated TICAM (2027):** \$4.00/PSF • reconciled annually  
**Term:** Five (5) year minimum initial term — ten (10) year term available • **Escalation:** 3.0% annually

### BASE RENTAL SCHEDULE (MONTHLY)

| LEASE YEAR | COLD DARK SHELL — \$30/PSF | WARM VANILLA BOX — \$32/PSF |
|------------|----------------------------|-----------------------------|
| Year 1     | \$3,750.00                 | \$4,000.00                  |
| Year 2     | \$3,862.50                 | \$4,120.00                  |
| Year 3     | \$3,978.38                 | \$4,243.60                  |
| Year 4     | \$4,097.73                 | \$4,370.91                  |
| Year 5     | \$4,220.66                 | \$4,502.04                  |

Estimated TICAM for 2027 is \$500.00/month, billed in addition to base rent and reconciled annually.

### DELIVERY & TIMELINE

**Cold Dark Shell (CDS):** delivered as an unfinished shell; tenant completes the full interior buildout.  
**Warm Vanilla Box (WVB):** delivered demised and finished to a vanilla-box standard at the WVB rate — engage early to help shape the layout.  
**Expected opening:** June 1, 2027 (+/- 1 month) for tenants who engage the developer's GC and submit engineered drawings early.  
**Rent commencement (CDS):** 120 days following delivery of the unit.

### UTILITY CONNECTION

The water/utility connection is \$12,500 per unit. The Landlord will fund the connection and recover it through the rent as + **\$2.00/PSF** on a 5-year term or +**\$1.00/PSF** on a 10-year term. A tenant electing to fund its own connection remains at the base schedule above.

### SECURING THE UNIT

A fully-executed lease with both a security deposit and pre-paid first month's rent is required to secure a unit. Amounts shown reflect the selected delivery rate:

| DUE AT LEASE EXECUTION              | COLD DARK SHELL | WARM VANILLA BOX |
|-------------------------------------|-----------------|------------------|
| Security deposit                    | \$4,250.00      | \$4,500.00       |
| 1st month prepaid base rent + TICAM | \$4,250.00      | \$4,500.00       |
| Total due at lease execution        | \$8,500.00      | \$9,000.00       |

# SUGAR CREEK RETAIL CENTER

13900 NC Highway 50 • Surf City, NC 28445 • Developed by Sugar Creek MC LLC

## UNIT INFORMATION & RATE SHEET

### Second Floor — Inline Unit

1,200 Square Feet • Triple Net (NNN)

Served by elevator and covered walkway.

#### LEASE RATES & TERMS

**Lease rate (NNN):** Cold Dark Shell \$30.00/PSF | Warm Vanilla Box \$32.00/PSF

**Estimated TICAM (2027):** \$4.00/PSF • reconciled annually

**Term:** Five (5) year minimum initial term — ten (10) year term available • **Escalation:** 3.0% annually

#### BASE RENTAL SCHEDULE (MONTHLY)

| LEASE YEAR | COLD DARK SHELL — \$30/PSF | WARM VANILLA BOX — \$32/PSF |
|------------|----------------------------|-----------------------------|
| Year 1     | \$3,000.00                 | \$3,200.00                  |
| Year 2     | \$3,090.00                 | \$3,296.00                  |
| Year 3     | \$3,182.70                 | \$3,394.88                  |
| Year 4     | \$3,278.18                 | \$3,496.73                  |
| Year 5     | \$3,376.53                 | \$3,601.63                  |

Estimated TICAM for 2027 is \$400.00/month, billed in addition to base rent and reconciled annually.

#### DELIVERY & TIMELINE

**Cold Dark Shell (CDS):** delivered as an unfinished shell; tenant completes the full interior buildout.

**Warm Vanilla Box (WVB):** delivered demised and finished to a vanilla-box standard at the WVB rate — engage early to help shape the layout.

**Expected opening:** June 1, 2027 (+/- 1 month) for tenants who engage the developer's GC and submit engineered drawings early.

**Rent commencement (CDS):** 120 days following delivery of the unit.

#### UTILITY CONNECTION

The water/utility connection is \$12,500 per unit. The Landlord will fund the connection and recover it through the rent as + **\$2.00/PSF** on a 5-year term or + **\$1.00/PSF** on a 10-year term. A tenant electing to fund its own connection remains at the base schedule above.

#### SECURING THE UNIT

A fully-executed lease with both a security deposit and pre-paid first month's rent is required to secure a unit. Amounts shown reflect the selected delivery rate:

| DUE AT LEASE EXECUTION              | COLD DARK SHELL | WARM VANILLA BOX |
|-------------------------------------|-----------------|------------------|
| Security deposit                    | \$3,400.00      | \$3,600.00       |
| 1st month prepaid base rent + TICAM | \$3,400.00      | \$3,600.00       |
| Total due at lease execution        | \$6,800.00      | \$7,200.00       |