

December 2021

**EXECUTIVE SUMMARY:**

**OCCUPANCY ANALYSIS**

Occupied RSF	64,093	82.44%
Vacant RSF	13,650	17.55%
Total RSF	77,743	100.00%

**RENT COLLECTIONS**

Gross Rent Due	\$79,138.05
Rent Collected	\$65,624.56
Income Variation	\$13,513.49

\*Variance due to BigLots prepayment.

**KEY FINANCIAL DATA**

	Month	YTD
Gross Income	\$ 61,913.52	\$ 921,844.92
Operating Expense	\$ (19,214.26)	\$ (345,870.60)
Net Operating Income (NOI)	<b>\$ 42,699.26</b>	<b>\$ 575,974.32</b>

**BANK ACCOUNTS**

Operating Account #7216	\$92,978.68
Reserve #1801	\$ 100.96

**LOAN INFORMATION**

Loan Balance:	\$3,493,221.98
Loan Maturity Date:	12/17/2025
Loan Interest Rate:	2.9265%

\*Balances as of: 12/31/2021

**Rent Roll**

Property: 348 From Date: 12/31/2021 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Annual Rec. Per Area	Annual Misc Per Area	Security Deposit	LOC Amount/ Bank Guarantee
<b>348 - Rivergate Village (Swed Properties), Ormond Beach</b>															
<b>Current Leases</b>															
348	110	Einstein and Noah Corp.	Retail - Base + Charges	2,100.00	01/01/1998	02/28/2023	302	2,558.50	1.22	30,702.00	14.62	4.58	0.00	0.00	0.00
348	114	Simone's Salon, Inc.	Retail - Base + Charges	2,100.00	12/01/1997	06/30/2025	331	3,093.25	1.47	37,119.00	17.68	4.58	0.00	2,567.24	0.00
348	116	Paganos II, Inc.	Retail - Base + Charges	2,450.00	02/01/2014	06/30/2026	149	2,960.42	1.21	35,525.04	14.50	4.58	0.00	5,000.00	0.00
348	120	Perrine's Produce, Inc.	Retail - Base + Charges	9,520.00	11/01/2015	02/28/2026	124	7,357.53	0.77	88,290.36	9.27	4.58	0.00	20,000.00	0.00
348	122	BIG LOTS STORES, Inc. (f.k.a. - Consolidated Stores Corp.)	Retail - Base + Charges	25,600.00	08/26/1997	01/31/2026	342	19,200.00	0.75	230,400.00	9.00	1.58	0.00	0.00	0.00
348	124	Simply Roses Florist, Inc.	Retail - Base + Charges	2,400.00	04/24/2011	08/31/2026	185	2,657.17	1.11	31,886.04	13.29	4.58	0.00	2,000.00	0.00
348	126	New Smyrna Beach Urgent Care, LLC	Retail - Base + Charges	2,400.00	05/01/2018	06/30/2023	62	4,152.36	1.73	49,828.32	20.76	4.58	0.00	5,000.00	0.00
348	128	Sankowski Coffee Shop	Retail - Base + Charges	1,600.00	12/01/1998	11/30/2024	312	2,358.83	1.47	28,305.96	17.69	4.58	0.00	1,485.78	0.00
348	130	Tuesday Morning, Inc.	Retail - Base + Charges	12,000.00	02/15/2003	01/31/2024	252	10,000.00	0.83	120,000.00	10.00	0.00	0.00	0.00	0.00
348	152	KD Vapes, LLC	Retail - Base + Charges	1,050.00	10/22/2013	11/30/2024	134	1,299.60	1.24	15,595.20	14.85	4.58	0.00	3,000.00	0.00
348	154	Rivergate Shoe Repair (Ira Freedman)	Retail - Base + Charges	750.00	11/07/2006		0	374.39	0.50	4,492.68	5.99	4.58	0.00	820.32	0.00
348	156	Hoang Van Phan	Retail - Base + Charges	750.00	10/01/1998	10/31/2024	313	1,345.63	1.79	16,147.56	21.53	4.58	0.00	700.00	0.00
348	162	Redeemed Sons Enterprises, LLC ('Jeremiah's Italian Ice')	Retail - Base + Charges	1,373.00	02/21/2020	06/30/2030	125	3,889.02	2.83	46,668.24	33.99	4.13	0.00	8,000.00	0.00
348	132	VACANT		6,200.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
348	144	VACANT		4,900.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
348	150	VACANT		1,050.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
348	160	VACANT		1,500.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Current</b>				<b>77,743.00</b>				<b>61,246.70</b>	<b>0.79</b>	<b>734,960.40</b>	<b>9.45</b>	<b>2.07</b>	<b>0.00</b>	<b>48,573.34</b>	<b>0.00</b>
	<b>Total Units</b>	<b>Total Area</b>	<b>Percentage</b>	<b>Monthly Rent</b>	<b>Annual Rent</b>										
	Occupied	13	64,093.00	82.44	61,246.70	734,960.40									
	Vacant	4	13,650.00	17.55	0.00	0.00									
	<b>Total</b>	<b>17</b>	<b>77,743.00</b>		<b>61,246.70</b>	<b>734,960.40</b>									

**Rent Roll**

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