Master List Of Personal Warehouse Pre-Leased Investment Units - Final

Last Updated 11/21/2025

Status	Project	Unit	Monthly CAMS	Base SF	Mezz SF	TOTAL SF	Base NNN Lease Rate	Lease Term	Commencement Date	Termination Date	Current Base NNN Rents	Annual Pre-Paid CAMS	Rent Credit Per Year	Annual Income with CAMS and Credit	List Price	$ PSF BASE	$ PSF Net Rentable	Target CAP Rate
			GEORGIA															
Model	Buford, GA	A01	$ 362.43	1,250	400	1,650	$ 25.00	18	6/10/2024	12/9/2025	$41,250.00	$4,349.16	$0.00	$45,599.16	$553,650.00	$442.92	$ 335.55	8.24%
	Buford, GA	C02 & D02	$ 649.48	2,240	392	2,632	$ 25.00	36	8/15/2025	8/31/2028	$65,800.00	$7,793.76	$15,933.33	$89,527.09	$918,400.00	$410.00	$ 348.94	9.75%
	Buford, GA	E1	$ 608.88	2,100	480	2,580	$ 25.75	36	9/19/2024	9/18/2027	$66,435.00	$7,306.56	$0.00	$73,741.56	$851,760.00	$405.60	$ 330.14	8.66%
	Alpharetta, GA	202	$ 374.96	1,250	375	1,625	$ 24.00	38	9/1/2025	10/31/2028	$39,000.00	$4,499.52	$2,000.00	$45,499.52	$512,500.00	$410.00	$ 315.38	8.88%
			COLORADO															
	Castle Rock, CO	A1 & A2	$ 989.86	2,500	750	3,250	$ 25.75	60	3/1/2024	2/28/2029	$83,687.50	$11,878.32	$0.00	$95,565.82	$1,063,125.00	$425.25	$ 327.12	8.99%
	Castle Rock, CO	A3	$ 494.93	1,250	375	1,625	$ 25.00	24	2/15/2025	2/14/2027	$40,625.00	$5,939.16	$0.00	$46,564.16	$531,562.50	$425.25	$ 327.12	8.76%
Under Contract	Castle Rock, CO	A10	$ 494.93	1,250	375	1,625	$ 26.00	36	4/1/2025	3/31/2028	$42,250.00	$5,939.16	$0.00	$48,189.16	$535,500.00	$428.40	$ 329.54	9.00%
	Castle Rock, CO	B7	$ 395.94	1,000	325	1,325	$ 26.78	24	12/1/2023	11/30/2025	$35,483.50	$4,751.28	$0.00	$40,234.78	$428,400.00	$428.40	$ 323.32	9.39%
	Castle Rock, CO	B8	$ 475.13	1,200	390	1,590	$ 26.78	24	9/15/2024	9/30/2026	$42,580.20	$5,701.56	$0.00	$48,281.76	$514,080.00	$428.40	$ 323.32	9.39%
	Castle Rock, CO	B9	$ 475.13	1,200	390	1,590	$ 25.75	36	6/1/2024	5/31/2027	$40,942.50	$5,701.56	$0.00	$46,644.06	$510,300.00	$425.25	$ 320.94	9.14%
	Castle Rock, CO	B13	$ 395.94	1,000	325	1,325	$ 25.75	36	7/1/2024	6/30/2027	$34,118.75	$4,751.28	$0.00	$38,870.03	$425,250.00	$425.25	$ 320.94	9.14%
	Castle Rock, CO	C4	$ 928.48	2,100	450	2,550	$ 26.78	36	4/15/2024	4/14/2027	$68,289.00	$11,141.76	$0.00	$79,430.76	$899,640.00	$428.40	$ 352.80	8.83%
	Castle Rock, CO	C7	$ 831.48	2,100	450	2,550	$ 25.75	48	4/1/2024	3/31/2028	$65,662.50	$9,977.76	$0.00	$75,640.26	$893,025.00	$425.25	$ 350.21	8.47%
	Castle Rock, CO	D1	$ 1,225.55	2,500	500	3,000	$ 26.78	36	12/1/2023	11/30/2026	$80,340.00	$14,706.60	$0.00	$95,046.60	$1,068,375.00	$427.35	$ 356.13	8.90%
	Fort Collins, CO	300	$ 637.04	1,352	416	1,768	$ 19.50	39	3/15/2025	6/14/2028	$34,476.00	$7,644.48	$5,833.33	$47,953.81	$513,760.00	$380.00	$ 290.59	9.33%
	Fort Collins, CO	500	$ 637.04	1,352	416	1,768	$ 19.50	36	3/15/2025	3/14/2028	$34,476.00	$7,644.48	$8,666.67	$50,787.15	$513,760.00	$380.00	$ 290.59	9.89%
			WISCONSIN															
	Brown Deer, WI	101	$ 961.80	2,929	0	2,929	$ 16.00	36	8/1/2025	7/31/2028	$46,864.00	$11,541.60	$0.00	$58,405.60	$582,871.00	$199.00	$ 199.00	10.02%
	Brown Deer, WI	102	$ 497.81	1,516	0	1,516	$ 16.00	24	2/6/2025	2/5/2027	$24,256.00	$5,973.72	$0.00	$30,229.72	$301,684.00	$199.00	$ 199.00	10.02%
	Brown Deer, WI	104	$ 688.26	2,096	0	2,096	$ 17.00	12	7/16/2025	7/31/2026	$35,632.00	$8,259.12	$0.00	$43,891.12	$417,104.00	$199.00	$ 199.00	10.52%
	Brown Deer, WI	105	$ 688.26	2,096	0	2,096	$ 15.00	36	7/1/2025	6/30/2028	$31,440.00	$8,259.12	$0.00	$39,699.12	$396,144.00	$189.00	$ 189.00	10.02%
Model	Brown Deer, WI	106	$ 497.81	1,516	0	1,516	$ 16.00	36	6/10/2024	6/9/2027	$24,256.00	$5,973.72	$0.00	$30,229.72	$301,684.00	$199.00	$ 199.00	10.02%
	Brown Deer, WI	112	$ 482.70	1,470	0	1,470	$ 14.50	12	6/1/2025	5/31/2026	$21,315.00	$5,792.40	$0.00	$27,107.40	$277,830.00	$189.00	$ 189.00	9.76%
			TEXAS															
	Dripping Springs, TX	107/108	$ 796.28	2500	700	3200	$ 24.00	37	10/1/2025	7/31/2028	$76,800.00	$9,555.36	$0.00	$86,355.36	$1,054,500.00	$421.80	$ 329.53	8.19%
	Dripping Springs, TX	304/309	$ 637.02	2,000	300	2,300	$ 26.00	36	10/1/2025	9/30/2028	$59,800.00	$7,644.24	$0.00	$67,444.24	$817,700.00	$408.85	$ 355.52	8.25%
		Average:	$ 634.46	1740.29	433.83	2065.67	$ 22.68				$713,050.95	$182,725.68		$1,283,493.72	$14,064,904.50	$362.52	$295.90	9.23%
		Total:	$ 15,227.14	41,767	7,809	49,576												