

BERNWOOD INCOME PROPERTIES

VACANT INVENTORY - Q2 2019

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* ALL RATES ARE MODIFIED GROSS BASIS - CAM INCLUDED, SALES TAX NOT INCLUDED (Tenants responsible for electric/telecom/water/HVAC maintenance/renter's insurance)

BERNWOOD COURTYARD									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Bonus Commission
8	6	3,131	7 private offices; large conference room; reception/waiting area; storage/print room; and 3 bathrooms.	\$5,000	\$19.16	\$12.66	\$6.50	None	None
5	3	1,166	Two exam rooms, 1-private, 1br, open supply room with built-in cabinetry and sink, reception and waiting area	\$2,575	\$26.50	\$20.00	\$6.50	None	None

BERNWOOD PLACE									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Bonus Commission

BERNWOOD SHOPPES									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Bonus Commission
24840	4	2,332	Reception/waiting area, conference room, 2 storage rooms, 7 private offices, kitchenette, 2 bathrooms.	\$3,000	\$15.44	\$8.94	\$6.50	Move-in ready	None
24870	1,2	2,332	2 private offices, conference room, 2 bathrooms, 2 storage closets, breakroom, and open bullpen space.	\$3,000	\$15.44	\$8.94	\$6.50	Move-in ready	None
24860	1	1,731	Salon with kitchenette, breakroom, utility room, 4 wash sinks, and 1br. Available 6/1/19	\$3,500	\$24.26	\$17.76	\$6.50	T occupied until 6/1	None

BERNWOOD CENTRE									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Bonus Commission
1	2	778	Open space with large storefronts, 1br	\$1,450	\$22.37	\$15.87	\$6.50	None	None
1	12,13	3,930	2nd generation restaurant - (T occupied)	\$5,076	\$15.50	\$9.00	\$6.50	Good Condition	None
1	19	1,965	2 privates, conference room, 2 bathrooms, and the balance open space	\$2,499	\$15.26	\$8.76	\$6.50	Being repaired/cleared from previous Tenant	None
1	16	3,915	End-cap space, built-in reception, 1 private at upstairs mezzanine, 2 br, 2 storage rooms, french doors.	\$5,000	\$15.33	\$8.83	\$6.50	Good Condition. Steam clean floors	None

BERNWOOD DESIGN CENTRE									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Bonus Commission

BROOKWOOD BUILDINGS*									
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate	Condition/Improvements Needed	Purchase Price

* Tenants also responsible for water/sewer/trash/landscaping for these stand alone buildings