

**BERNWOOD INCOME PROPERTIES**

VACANT INVENTORY - Q2 2018

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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

BERNWOOD PLACE							
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate
3401	4	663	Former Salon with two wash sinks, built-in cabinetry, and 1br	\$1,300	\$23.53	\$17.03	\$6.50

BERNWOOD SHOPPES							
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate
24860	3	1,803	One private office, reception area, conference room, bullpen, kitchenette, print/storage room, 2 bathrooms	\$3,982	\$26.50	\$20.00	\$6.50
24840	4	2,332	Reception/waiting area, conference room, 2 storage rooms, 7 private offices, kitchenette, 2 bathrooms (T occupied on MTM)	\$3,887	\$20.00	\$13.50	\$6.50
24870	1,2	2,332	2 private offices, conference room, 2 bathrooms, 2 storage closets, breakroom, and open bullpen space	\$3,692	\$19.00	\$12.50	\$6.50

BERNWOOD CENTRE							
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate
1	12,13	3,930	2nd generation restaurant - (T occupied)	\$5,076	\$15.50	\$9.00	\$6.50
1	17,18	5,880	4 private offices, 4 bathrooms, storage rooms, reception area, showroom, and mezzanine	\$6,248	\$12.75	\$6.25	\$6.50
1	20	1,965	Showroom, private office/storage room, 2br, mechanical room (T occupied on MTM)	\$2,500	\$15.27	\$8.77	\$6.50

BERNWOOD DESIGN CENTRE							
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate
3	2	2,100	Showroom with 1-bathroom	\$4,638	\$26.50	\$20.00	\$6.50
2	1,2	4,200	Showroom with 1 private, storage area, 3-bathrooms	\$10,000	\$28.57	\$22.07	\$6.50

BROOKWOOD BUILDINGS*							
Building	Unit(s)	Square Feet	Buildout Description	Advertised Monthly Gross Rental Rate	Gross Rental Rate PSF	Effective NNN Rate	CAM Estimate

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