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LEASE ABSTRACT · APPENDIX

Beltway Park Center — Multi-Tenant Office

11200 Westheimer Rd · Houston, TX · 77042

PURCHASE PRICE \$4,500,000	GOING-IN CAP 5.23%	LTV 65.00%
DSCR 1.02x	IRR 6.11%	EQUITY MULTIPLE 1.85x

Property Summary

PROPERTY	PROPERTY TYPE	ANALYSIS TYPE	RENTABLE SF
Beltway Park Center — Multi-Tenant Office	office	commercial	10,000

This appendix abstracts the lease detail captured for this analysis. Numbers are pulled from the engine snapshot. Lease language, dates, and party identification trace to the underlying lease + amendment documents identified in Document Completeness.

TENANCY SNAPSHOT

TENANTS 6	LEASED SF 58,320 SF (100% leased)	WEIGHTED AVG RENT \$23.70 / SF
WEIGHTED AVG LEASE TERM 2.4 years remaining	INVESTMENT-GRADE TENANTS 3 of 6 (50%)	LARGEST TENANT Marsh & McLennan Agency LLC · 24.6%

LEASE EXPIRATION LADDER

2026	2027	2028	2029	2030	2031	2032	BEYOND
7,220 12.4%	22,220 38.1%	—	4,820 8.3%	18,420 31.6%	5,640 9.7%	—	—

Lease Schedule

SUITE	TENANT	SF	% BLDG	RENT PSF	LEASE END	RECOVERY
Suite 100	Marsh & McLennan Agency LLC	18,420	24.6%	\$24.50	2030-07-31	MG; base year 2024
Suite 220	Mercer (US) LLC	9,840	13.1%	\$23.00	2027-03-31	MG; base year 2022
Suite 305	Pinnacle Engineering Group	7,220	9.6%	\$22.00	2026-10-31	MG; base year 2022
Suite 410	Stone Ridge Wealth Partners	5,640	7.5%	\$26.00	2031-01-14	NNN
Suite 502	Resolute Health Partners	12,380	16.5%	\$22.50	2027-05-31	MG; base year 2020
Suite 610	Ardent Mills Office	4,820	6.4%	\$25.00	2029-02-28	MG; base year 2024

SUITE 100 · 18,420 SF · 24.6% OF BUILDING

Marsh & McLennan Agency LLC

SUITE / PREMISES	Suite 100
RENTABLE AREA	18,420 SF (24.6%)
BASE RENT (YEAR 1)	\$24.50 per RSF
LEASE COMMENCEMENT	2023-08-01
LEASE EXPIRATION	2030-07-31
ESCALATIONS	3.0% annual
RENEWAL OPTIONS	One (1) × 5-year option at FMR
EXPENSE RECOVERY	MG; base year 2024
TENANT CREDIT	A- (S&P)

SUITE 220 · 9,840 SF · 13.1% OF BUILDING

Mercer (US) LLC

SUITE / PREMISES	Suite 220
RENTABLE AREA	9,840 SF (13.1%)
BASE RENT (YEAR 1)	\$23.00 per RSF
LEASE COMMENCEMENT	2022-04-01
LEASE EXPIRATION	2027-03-31
ESCALATIONS	\$0.50 PSF / yr
RENEWAL OPTIONS	None
EXPENSE RECOVERY	MG; base year 2022
TENANT CREDIT	A- (S&P)

SUITE 305 · 7,220 SF · 9.6% OF BUILDING

Pinnacle Engineering Group

SUITE / PREMISES	Suite 305
RENTABLE AREA	7,220 SF (9.6%)
BASE RENT (YEAR 1)	\$22.00 per RSF
LEASE COMMENCEMENT	2021-11-01
LEASE EXPIRATION	2026-10-31
ESCALATIONS	2.5% annual
RENEWAL OPTIONS	One (1) × 3-year option at \$26.00 PSF
EXPENSE RECOVERY	MG; base year 2022
TENANT CREDIT	Private — financials reviewed

SUITE 410 · 5,640 SF · 7.5% OF BUILDING

Stone Ridge Wealth Partners

SUITE / PREMISES	Suite 410
RENTABLE AREA	5,640 SF (7.5%)
BASE RENT (YEAR 1)	\$26.00 per RSF
LEASE COMMENCEMENT	2024-01-15
LEASE EXPIRATION	2031-01-14
ESCALATIONS	2.5% annual
RENEWAL OPTIONS	Two (2) × 5-year options
EXPENSE RECOVERY	NNN — full pass-through
TENANT CREDIT	Private — financials reviewed

SUITE 502 · 12,380 SF · 16.5% OF BUILDING

Resolute Health Partners

SUITE / PREMISES	Suite 502
RENTABLE AREA	12,380 SF (16.5%)
BASE RENT (YEAR 1)	\$22.50 per RSF
LEASE COMMENCEMENT	2020-06-01
LEASE EXPIRATION	2027-05-31
ESCALATIONS	\$0.50 PSF / yr
RENEWAL OPTIONS	One (1) × 5-year option
EXPENSE RECOVERY	MG; base year 2020
TENANT CREDIT	BBB+ (Fitch)

SUITE 610 · 4,820 SF · 6.4% OF BUILDING

Ardent Mills Office

SUITE / PREMISES	Suite 610
RENTABLE AREA	4,820 SF (6.4%)
BASE RENT (YEAR 1)	\$25.00 per RSF
LEASE COMMENCEMENT	2024-03-01
LEASE EXPIRATION	2029-02-28
ESCALATIONS	3.0% annual
RENEWAL OPTIONS	None
EXPENSE RECOVERY	MG; base year 2024
TENANT CREDIT	Private — guarantor financials

Disclaimers

DISCLAIMER-CANONICAL

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DISCLAIMER-LEASE

Lease summaries are provided for diligence support. The executed lease and amendments control.

DISCLAIMER-DATA-PROVENANCE

Property data provided in part by ATTOM Data, public records, SEC EDGAR, FRED, U.S. Census Bureau, and HMDA. Sources are cited per data field in the source-map appendix.

EXAMPLE