

Rent Roll

Bldg Id	Suite Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Future Rent Increases			
											Cat	Date	Monthly Amt	PSF
Leased and Unoccupied Suites														
v = Excluded from totals, space occupied by another tenant'														
257	120	Align Business Finance, LLC	8/1/2021	5/31/2027	3,440 v	8,696.05		6,238.75		300.00				
			Stop Bill Date: 5/31/2027											
Vacant Suites														
257	104	Vacant			659									
257	105	Vacant			1,951									
257	126	Vacant			1,546									
257	210	Vacant			1,071									
257	220	Vacant			1,057									
257	435	Vacant			646									
257	BOMA	Vacant			1,802									
Occupied Suites														
257	100	Parkside Investments LLC	2/1/2020	5/31/2027	1,615	2,826.25	21.00	1,962.19		100.00	ROF	2/1/2026	2,893.54	21.50
											ROF	2/1/2027	2,960.83	22.00
257	101	Noparstak & Associates, LLC	12/1/2020	4/30/2026	2,744	4,573.33	20.00	3,438.02		560.00	ROF	12/1/2025	4,687.67	20.50
257	106	Global Benefits, Inc.	5/1/2017	10/31/2028	6,294	9,834.38	18.75	7,882.29		-1,955.36	ROF	11/1/2025	10,096.63	19.25
											ROF	11/1/2026	10,358.88	19.75
											ROF	11/1/2027	10,621.13	20.25
257	114	Slimstock	10/17/2023	3/31/2029	2,080	3,250.00	18.75	2,561.92			ROF	11/1/2025	3,336.67	19.25
											ROF	11/1/2026	3,423.33	19.75
											ROF	11/1/2027	3,510.00	20.25
											ROF	11/1/2028	3,596.67	20.75
257	115	NFP Corporate Services	4/1/2017	8/31/2026	2,684	4,361.50	19.50	3,273.84		252.50	ROF	7/1/2025	4,473.33	20.00
											ROF	7/1/2026	4,585.17	20.50
											ROF	9/1/2026	4,473.33	20.00
											ROF	7/1/2027	4,585.17	20.50
											ROF	7/1/2028	4,697.00	21.00
257	115A	NFP Corporate Services	7/15/2024	8/31/2028	1,069	1,603.50	18.00	1,303.93						

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257	116	The Key	10/1/2021	9/30/2027	2,485	3,934.58	19.00	3,031.15			ROF	7/1/2025	1,648.04	18.50
											ROF	7/1/2026	1,692.58	19.00
											ROF	7/1/2027	1,737.13	19.50
											ROF	7/1/2028	1,781.67	20.00
											ABA	10/1/2025	-4,038.13	-19.50
257	117	In Bloom Counseling, PLLC	3/1/2024	8/31/2030	1,422	2,192.25	18.50	1,747.54			ABA	11/1/2025	0.00	0.00
											ACM	10/1/2025	-2,301.55	-11.11
											ART	10/1/2025	-729.60	-3.52
											ROF	10/1/2025	4,038.13	19.50
											ROF	10/1/2026	4,141.67	20.00
											ABA	1/1/2026	-2,192.25	-18.50
											ABA	2/1/2026	0.00	0.00
											ABA	1/1/2027	-2,251.50	-19.00
											ABA	2/1/2027	0.00	0.00
											ABA	1/1/2028	-2,310.75	-19.50
257	118	Fairchild Acquisitions, LLC	11/1/2024	1/31/2028	1,212	1,868.50	18.50	1,492.82		175.00	ABA	11/1/2025	-1,919.00	-19.00
											ABA	12/1/2025	0.00	0.00
											ABA	11/1/2026	-1,969.50	-19.50
											ABA	12/1/2026	0.00	0.00
											CAM	11/1/2025	-1,119.67	-11.09
											RET	11/1/2025	-373.15	-3.69
											ROF	11/1/2025	1,919.00	19.00
											ROF	11/1/2026	1,969.50	19.50
											ROF	11/1/2027	2,020.00	20.00
											257	119	Shapiro & Associates Law, LLC	4/1/2024
ABA	6/1/2026	-843.00	-9.00											
ABA	6/16/2026	0.00	0.00											
ROF	4/1/2026	1,686.00	18.00											
ROF	4/1/2027	1,732.83	18.50											
257	120	Frontline Real Estate Partners, LLC	3/1/2025	5/31/2028	3,440	5,231.67	18.25	4,206.83		-7,900.00	ABA	7/1/2025	0.00	0.00
											ROF	6/1/2026	5,375.00	18.75

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											ROF	6/1/2027	5,518.33	19.25
257	125	Management Office	5/1/2019	12/31/2030	203									
257	128	The Pinnacle Financial Group	11/1/2015	4/30/2028	2,265	3,586.25	19.00	2,834.27		200.00	ABA	5/1/2026	-3,680.63	-19.50
											ABA	6/1/2026	0.00	0.00
											ABA	5/1/2027	-3,775.00	-20.00
											ABA	6/1/2027	0.00	0.00
											ROF	11/1/2025	3,680.63	19.50
											ROF	11/1/2026	3,775.00	20.00
											ROF	11/1/2027	3,869.38	20.50
257	200	Kimley-Horn and Associates, Inc.	5/6/2022	2/29/2032	11,622	23,985.25	18.50	16,768.72			ROF	5/1/2026	24,633.50	19.00
											ROF	5/1/2027	25,281.75	19.50
											ROF	5/1/2028	25,930.00	20.00
											ROF	5/1/2029	26,578.25	20.50
											ROF	5/1/2030	27,226.50	21.00
											ROF	5/1/2031	27,874.75	21.50
257	215	Kimley-Horn and Associates, Inc.	5/1/2024	2/29/2032	3,936									
257	250	Coast to Coast Logistics, LLC	7/1/2022	8/31/2028	16,031	18,702.83	14.00			1,500.00	CAM	7/1/2026	0.00	0.00
											PRK	7/1/2026	600.00	0.45
											RET	7/1/2026	0.00	0.00
											ROF	7/1/2025	20,706.71	15.50
											ROF	7/1/2026	24,714.46	18.50
											ROF	7/1/2027	25,382.42	19.00
											ROF	7/1/2028	25,382.42	19.00
											TBB	7/1/2025	1,550.00	1.16
											TBB	7/1/2026	1,600.00	1.20
											TBB	7/1/2027	1,650.00	1.24
											TBB	7/1/2028	1,700.00	1.27
257	300	Banjo Ventures LLC	12/1/2023	11/30/2035	18,759	28,920.13	18.50	20,269.62			ROF	12/1/2025	29,701.75	19.00
											ROF	12/1/2026	30,483.38	19.50
											ROF	12/1/2027	31,265.00	20.00
											ROF	12/1/2028	32,046.63	20.50
											ROF	12/1/2029	32,828.25	21.00
											ROF	12/1/2030	33,609.88	21.50
											ROF	12/1/2031	34,391.50	22.00
											ROF	12/1/2032	35,173.13	22.50
											ROF	12/1/2033	35,954.75	23.00

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											ROF	12/1/2034	36,736.38	23.50
257	301	DD&A, Inc.	5/1/2021	4/30/2026	2,003	3,254.88	19.50	2,499.31		300.00				
257	310	Reiff Schramm Kanter & Guttman I	6/1/2024	10/31/2029	3,032	4,737.50	18.75	3,749.57		-8,487.07	ABA	7/1/2025	0.00	0.00
											ABA	6/1/2026	-4,863.83	-19.25
											ABA	7/1/2026	0.00	0.00
											ABA	6/1/2027	-4,990.17	-19.75
											ABA	8/1/2027	0.00	0.00
											ROF	6/1/2026	4,863.83	19.25
											ROF	6/1/2027	4,990.17	19.75
											ROF	6/1/2028	5,116.50	20.25
											ROF	6/1/2029	5,242.83	20.75
257	315	M. Fishman & Company	6/1/2022	8/31/2027	2,230	6,132.50	33.00			-1,040.66				
257	320	Clearstead Advisors, LLC	5/1/2024	4/30/2029	3,187	4,647.71	17.50	3,887.31		-8,535.02	ABA	8/1/2025	0.00	0.00
											ROF	5/1/2026	4,780.50	18.00
											ROF	5/1/2027	4,913.29	18.50
											ROF	5/1/2028	5,046.08	19.00
257	325	Banner Property Management, LLC	11/1/2021	10/31/2028	2,724	4,369.75	19.25	3,320.62		175.00	ROF	11/1/2025	4,483.25	19.75
											ROF	11/1/2026	4,596.75	20.25
											ROF	11/1/2027	4,710.25	20.75
257	330	Mann Weitz & Associates LLC	11/1/2023	1/31/2027	1,981	3,054.04	18.50	2,443.16			ROF	11/1/2025	3,136.58	19.00
											ROF	11/1/2026	3,219.13	19.50
257	335	Deerfield Bannockburn Riverwood:	11/1/2023	11/15/2027	1,076	550.00	6.13			209.58	ROF	11/16/2025	575.00	6.41
											ROF	11/16/2026	600.00	6.69
257	400	Vail Systems, Inc.	11/1/2021	3/31/2027	16,477	27,324.36	19.90	20,628.12		-2,059.63	ABA	11/1/2025	-28,010.90	-20.40
											ABA	12/1/2025	0.00	0.00
											ABO	12/1/2025	-2,059.63	-1.50
											ACM	11/1/2025	-15,662.90	-11.41
											ART	11/1/2025	-4,965.22	-3.62
											ROF	11/1/2025	28,010.90	20.40
											ROF	11/1/2026	28,697.44	20.90
257	406	Sedgewick Claims Management Se	2/1/2016	10/31/2026	9,323	15,538.33	20.00	11,671.69		100.00	ROF	5/1/2026	15,926.79	20.50
257	410	Logik.IO, Inc.	6/1/2024	5/31/2028	5,065	8,019.58	19.00	6,250.08			ABA	11/1/2026	-8,230.63	-19.50
											ABA	1/16/2027	0.00	0.00
											ROF	6/1/2026	8,230.63	19.50

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											ROF	6/1/2027	8,441.67	20.00
257	430	F&F Jewelers Ltd., d/b/a Goldin Jew	3/1/2024	5/31/2029	1,230	1,896.25	18.50	1,510.01		118.00	ABA	3/1/2026	-1,947.50	-19.00
											ABA	4/1/2026	0.00	0.00
											ABA	3/1/2027	-1,998.75	-19.50
											ABA	4/1/2027	0.00	0.00
											ABA	3/1/2028	-2,050.00	-20.00
											ABA	4/1/2028	0.00	0.00
											ROF	3/1/2026	1,947.50	19.00
											ROF	3/1/2027	1,998.75	19.50
											ROF	3/1/2028	2,050.00	20.00
											ROF	3/1/2029	2,101.25	20.50
257	440	Fishman Public Relations, Inc.	4/1/2024	6/30/2027	1,448	2,292.67	19.00	1,786.73		151.00	ABA	4/1/2026	-2,353.00	-19.50
											ABA	5/1/2026	0.00	0.00
											ABA	4/1/2027	-2,413.33	-20.00
											ABA	5/1/2027	0.00	0.00
											ROF	4/1/2026	2,353.00	19.50
											ROF	4/1/2027	2,413.33	20.00
257	LL1	MCI Metro Access Transmission Se	5/1/2016	4/30/2021	0	645.00								
257	PRK	Andrew Delman	1/1/2023	12/31/2023	0					125.00				
257	PRK37	Michael Miller	3/1/2023	3/1/2024	0					125.00				
Totals:		Occupied Sqft:	93.65%	29 Units	128,761	198,972.16		129,894.94		-25,769.58				
		Leased/Unoccupied Sqft:		0 Units	0			6,238.75						
		Vacant Sqft:	6.35%	7 Units	8,732									
		Total Sqft:		36 Units	137,493	198,972.16								
Total LOF#2 570 LLC (Lake Cook Rd):		Occupied Sqft:	93.65%	29 Units	128,761	198,972.16		129,894.94		-25,769.58				
		Leased/Unoccupied Sqft:		0 Units	0			6,238.75						
		Vacant Sqft:	6.35%	7 Units	8,732									
		Total Sqft:		36 Units	137,493	198,972.16								

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Grand Total:

Occupied Sqft:	93.65%	29 Units	128,761	198,972.16	129,894.94	-25,769.58
Leased/Unoccupied Sqft:		0 Units	0		6,238.75	
Vacant Sqft:	6.35%	7 Units	8,732			
Total Sqft:		36 Units	137,493	198,972.16		