

Software: Kardin Budget System
File: 2025 Reforecast
Revision: Version 2 v10
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Lake Pointe III & IV

Selected Cost Centers : 0712, 0713

Suite	Tenant	Comm	Exp	Lease RSF	Reim. Type	Reim. Method	Base Year	Curr Exp. / Curr Stop	Base Exp. / Base Stop	Difference	% Share / RSF	Tenant's Share / Cap Adj.	Occup. %	Total Reimb.	Free Reimb.	Amount Billed	Balance Due	Monthly Balance	Annual \$/RSF	
0712-120	IKIO LED Lightin	10/1/2020	11/30/2026	2,406	CAM	Base Am	2020	819,437	716,650	102,787	2.7000%	2,775	100.00%	2,775	0	3,660	-885	-295	1.15	
								9.11	7.97	1.14	N/A									
						Tax	Base Am	2020	139,687	194,613	-54,926	2.7000%	0	100.00%	0	0	0	0	0	N/A
									1.55	2.16	-0.61	N/A								
												2,775		2,775	0	3,660	-885	-295	1.15	
0712-128	IKIO LED Lightin	6/1/2021	11/30/2026	2,094	CAM	Base Am	2020	819,437	716,650	102,787	2.3500%	2,416	100.00%	2,416	0	3,185	-770	-257	1.15	
								9.11	7.97	1.14	N/A									
						Tax	Base Am	2020	139,687	194,613	-54,926	2.3500%	0	100.00%	0	0	0	0	0	N/A
									1.55	2.16	-0.61	N/A								
												2,416		2,416	0	3,185	-770	-257	1.15	
0712-130	Behaviorial Healt	8/24/2023	3/31/2031	4,491	CAM	Base Am	2023	819,437	643,312	176,126	4.9900%	8,789	100.00%	8,789	0	6,989	1,800	600	1.96	
								9.11	7.16	1.95	N/A									
						Tax	Base Am	2023	139,687	179,425	-39,738	4.9900%	0	100.00%	0	0	0	0	0	N/A
									1.55	2.00	-0.45	N/A								
												8,789		8,789	0	6,989	1,800	600	1.96	
0712-140	Tom James Co	11/1/2020	8/31/2028	4,139	CAM	Base Am	2020	819,437	716,650	102,787	4.6000%	4,728	100.00%	4,728	0	6,235	-1,507	-502	1.14	
								9.11	7.97	1.14	N/A									
						Tax	Base Am	2020	139,687	194,613	-54,926	4.6000%	0	100.00%	0	0	0	0	0	N/A
									1.55	2.16	-0.61	N/A								
												4,728		4,728	0	6,235	-1,507	-502	1.14	

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Lake Pointe III & IV

Selected Cost Centers : 0712, 0713

Suite	Tenant	Comm	Exp	Lease RSF	Reim. Type	Reim. Method	Base Year	Curr Exp. / Curr Stop	Base Exp. / Base Stop	Difference	% Share / RSF	Tenant's Share / Cap Adj.	Occup. %	Total Reimb.	Free Reimb.	Amount Billed	Balance Due	Monthly Balance	Annual \$/RSF
0712-150	Tom James Co	6/1/2022	8/31/2028	1,010	CAM	Base Am	2022	819,437 9.11	719,859 8.01	99,578 1.10	1.1500% N/A	1,145	100.00%	1,145	0	1,522	-376	-125	1.13
					Tax	Base Am	2022	139,687 1.55	183,824 2.04	-44,137 -0.49	1.1500% N/A	0	100.00%	0	0	0	0	0	N/A
												1,145		1,145	0	1,522	-376	-125	1.13
0712-200	Barnes, Dennig a	1/1/2022	6/30/2027	5,956	CAM	Base Am	2022	819,437 9.11	719,859 8.01	99,578 1.10	6.7900% N/A	6,761	100.00%	6,761	0	8,986	-2,224	-741	1.14
					Tax	Base Am	2022	139,687 1.55	183,824 2.04	-44,137 -0.49	6.7900% N/A	0	100.00%	0	0	0	0	0	N/A
												6,761		6,761	0	8,986	-2,224	-741	1.14
0712-250	Comcast of India	11/1/2022	3/31/2028	11,995	CAM	Base Am	2022	819,437 9.11	719,859 8.01	99,578 1.10	13.4500% N/A	13,393	100.00%	13,393	0	17,800	-4,406	-1,469	1.12
					Tax	Base Am	2022	139,687 1.55	183,824 2.04	-44,137 -0.49	13.4500% N/A	0	100.00%	0	0	0	0	0	N/A
												13,393		13,393	0	17,800	-4,406	-1,469	1.12
0712-300	OpenText (Carbo	7/1/2009	6/30/2025	22,685	CAM	Base Am	2018	819,437 9.11	582,964 6.48	236,473 2.63	25.8700% N/A	61,176	50.00%	30,588	0	33,581	-2,993	-998	2.70
					Tax	Base Am	2018	139,687 1.55	204,206 2.27	-64,519 -0.72	25.8700% N/A	0	50.00%	0	0	0	0	0	N/A
												61,176		30,588	0	33,581	-2,993	-998	2.70

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Lake Pointe III & IV

2025 Commercial Recoveries Adjustment Calculation

Selected Cost Centers : 0712, 0713

Suite	Tenant	Comm	Exp	Lease RSF	Reim. Type	Reim. Method	Base Year	Curr Exp. / Curr Stop	Base Exp. / Base Stop	Difference	% Share / RSF	Tenant's Share / Cap Adj.	Occup. %	Total Reimb.	Free Reimb.	Amount Billed	Balance Due	Monthly Balance	Annual \$/RSF			
0712-400	Liquid Transport	7/1/2001	8/31/2028	17,614	CAM	Base Am	2018	819,437	582,964	236,473	20.0900%	47,507	100.00%	47,507	0	52,156	-4,649	-1,550	2.70			
								9.11	6.48	2.63	N/A											
								Tax	Base Am	2018	139,687	204,206	-64,519	20.0900%	0	100.00%	0	0	0	0	N/A	
								1.55	2.27	-0.72	N/A											
												47,507		47,507	0	52,156	-4,649	-1,550	2.70			
0712-420	Bleeke Dillon Cra	4/1/2024	2/28/2031	6,178	CAM	Base Am	2024	819,437	732,221	87,216	6.1172%	5,335	100.00%	5,335	0	5,694	-359	-120	0.86			
								9.11	8.14	0.97	N/A											
								Tax	Base Am	2024	139,687	116,106	23,581	6.1172%	1,442	100.00%	1,443	0	0	1,443	481	0.23
								1.55	1.29	0.26	N/A											
												6,778		6,778	0	5,694	1,084	361	1.10			
Proshare based on 5,500rsf (per renewal)																						
0713-110	Western and Sou	8/1/2024	7/31/2029	3,829	CAM	Base Am	2024	972,518	859,600	112,918	4.6960%	5,303	100.00%	5,303	0	632	4,670	1,557	1.38			
								11.93	10.54	1.39	N/A											
								Tax	Base Am	2024	131,923	116,106	15,817	4.6960%	743	100.00%	743	0	0	743	248	0.19
								1.62	1.42	0.20	N/A											
												6,045		6,045	0	632	5,413	1,804	1.58			
8/12/24 draft shows 2024 BY, 4.696% and 5% cap																						

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Selected Cost Centers : 0712, 0713

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Prepared For:
Prepared By: Regina Hall
Property ID: 0712 & 0713
Property RSF: 171,452
Cost Center(s) RSF: 171,452

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0713-225	Berkshire Hatha	2/1/2023	6/30/2028	4,631	CAM	Base Am	2023	972,518	677,896	294,622	5.7300%	16,882	100.00%	16,882	0	11,077	5,805	1,935	3.65	
								11.93	8.31	3.62	N/A									
						Tax	Base Am	2023	131,923	165,297	-33,374	5.7300%	0	100.00%	0	0	0	0	0	N/A
						1.62			2.03	-0.41	N/A									
												16,882		16,882	0	11,077	5,805	1,935	3.65	
0713-230	Allworth Financia	7/8/2022	3/31/2030	3,598	CAM	Base Am	2022	922,424	745,200	177,224	4.4500%	7,886	100.00%	7,886	0	5,608	2,279	760	2.19	
								11.31	9.14	2.17	N/A	-2,229								
						Tax	Base Am	2022	131,923	169,273	-37,350	4.4500%	0	100.00%	0	0	0	0	0	N/A
						1.62			2.08	-0.46	N/A									
												7,886		7,886	0	5,608	2,279	760	2.19	
												-2,229								
0713-400	Envigo RMS Inc.	7/1/2022	12/31/2027	21,479	CAM	Base Am	2022	935,870	745,200	190,670	31.5000%	60,061	100.00%	60,061	0	39,694	20,367	6,789	2.80	
								11.48	9.14	2.34	N/A	-11,544								
						Tax	Base Am	2022	131,923	169,273	-37,350	31.5000%	0	100.00%	0	0	0	0	0	N/A
						1.62			2.08	-0.46	N/A									
												60,061		60,061	0	39,694	20,367	6,789	2.80	
												-11,544								

Prepared For:
Prepared By: Regina Hall
Property ID: 0712 & 0713
Property RSF: 171,452
Cost Center(s) RSF: 171,452

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Reim. Type	Total Reimb.	Free Reimb.	Total Billed	Balance Due	Balance Due For Expired Tenants	Balance Due Posted To GL Accounts
CAM	243,571	0	217,126	26,445	-2,993	29,438
Tax	2,185	0	0	2,185	0	2,185
	245,757	0	217,126	28,630	-2,993	31,624

Approved By: _____
