DBD Capital Inc. | Edgar the Lender

RENT ROLL

Commercial Real Estate Financing

A. APPLICANT AND COLLATERAL PROPERTY

Applicant Name	Rent Roll As-Of Date	Property Street Address	City	State	Zip

HOW TO COMPLETE: 1. List every suite or unit in the property, including vacant space (enter $0 rent for vacant units). 2. Use the expense codes in Section C. 3. Totals and occupancy calculate automatically. 4. In Remarks, note tenant improvements, leases that have gone month to month, options to renew, etc. 5. Need more than 15 lines? Attach an additional page.

B. RENT ROLL

Enter amounts and square footage as numbers

#	Tenant Name	Use of Space (type of business)	Suite / Unit #	Square Footage	Lease Start (date)	Lease End (date)	Monthly Rent ($0 if vacant)	Rent Increases	Expense Code	Remarks
Ex.	*Christopher Quinn*	*Accounting service*	*#101*	*800*	*09/01/2023*	*09/30/2028*	*$1,200.00*	*Annual +2%*	*MG*	*Tenant improvements: lighting, flooring (2023)*
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
			TOTALS							

Annual Rent	Occupied Sq. Ft.	Vacant Sq. Ft.	Occupancy (by sq. ft.)

C. EXPENSE CODES (who pays operating expenses)

MG	Modified Gross: landlord generally pays taxes and building insurance; tenant pays utilities, sometimes interior maintenance.
NNN	Triple Net: tenant pays its pro rata share of taxes, insurance and building maintenance, plus utilities.
FSG	Full Service Gross: owner pays all costs, including utilities, taxes and janitorial.

Choose "Other" for any other arrangement and describe it in Remarks.

D. CERTIFICATION

I certify that this rent roll is true, correct and complete as of the date shown above.

Completed By (Printed Name) | Title / Relationship to Property

Signature | Date