

MARKHAM RENT ROLL												
ASTRO EVERMORE INC.												
RENT ROLL - 2020												
MONTHLY RENT												
Rent Roll	Unit	Lease Exp	per SQ FT	SQ FT	Deposit	ANNUAL	MIN RENT	CAM	PROPERTY	HST	TOTAL	
Dollar Store	A1	30-Nov-27	\$15.00	4,707	\$ 11,302.68	\$ 70,605	\$5,833.75	\$ 972.78	\$ 2,234.86	\$1,175.38	\$10,216.77	
Vietnamese restaurant	[1] A1B	31-Oct-21	\$17.00	3,125	\$ 7,886.46	\$ 53,125	\$2,833.33	\$ 767.26	\$ 949.59	\$591.52	\$5,141.70	
Heena Vyas Dentist	[2] A2 and A2b	31-Dec-26	\$14.00	8,200	\$ 10,380.83	\$ 114,800	\$9,333.33	\$ 3,143.33	\$ 3,553.33	\$2,083.90	\$18,113.89	
Bulk Barn	A3	17-Apr-21	\$19.50	4,500	\$ -	\$ 87,750	\$7,312.50	\$ 1,050.00	\$ 2,136.57	\$1,364.88	\$11,863.95	
Hair Station Beauty Salon	B1	31-Mar-25	\$22.00	1,576	\$ 4,719.33	\$ 34,672	\$2,889.33	\$ 876.89	\$ 748.28	\$586.88	\$5,101.38	
Chunky Chicken	[3] B2 & B3	9-Sep-24	\$28.50	2,619	\$ 18,679.99	\$ 74,642	\$6,220.13	\$ 1,457.23	\$ 1,243.49	\$1,159.71	\$10,080.56	
Akal Optical	B4	28-Feb-25	\$28.00	1,267	\$ 3,622.98	\$ 35,476	\$2,956.33	\$ 497.37	\$ 601.56	\$527.18	\$4,582.45	
Kamiyab Bakery Inc	[4] B5	31-Oct-24	\$20.00	1,559	\$ 8,162.40	\$ 31,180	\$2,598.33	\$ 867.43	\$ 740.20	\$546.78	\$4,752.74	
Burger Factory	B6	31-Oct-28	\$24.00	1,211	\$ 7,591.91	\$ 29,064	\$2,422.00	\$ 673.81	\$ 574.98	\$477.20	\$4,147.99	
Golden China	[5] B7	30-Nov-26	\$33.00	1,568	\$ 18,679.99	\$ 51,744	\$4,312.00	\$ 852.69	\$ 744.48	\$768.19	\$6,677.36	
Maharaja Vegetarian Street Foods	[6] B8	30-Apr-21	\$32.50	1,137	\$ 4,301.98	\$ 36,953	\$3,221.50	\$ 632.64	\$ 539.84	\$571.22	\$4,965.20	
Bamiyan Kabob	C	30-Sep-28	\$37.00	4,516	\$ 17,655.30	\$ 167,092	\$13,924.33	\$ 1,523.09	\$ 2,144.17	\$2,286.91	\$19,878.49	
				35,985	\$ 112,983.85	\$ 787,102	\$63,856.86	\$ 13,314.52	\$ 16,211.35	\$12,139.74	\$105,522.48	
Notes:												
[1]	Lease agreement stated the tenant's rate per sq ft is \$17 x 3125. However, tenant does janitorial and maintenance for the plaza and as a result, landlord is charging him a reduced rate for minimum rent, CAM and Property tax. The lease addendum is attached for 2020. If this deal continues after 2020, a new addendum will be done by the Landlord's lawyer and sign by both the Landlord and Tenant.											
[2]	Tenant signed a new lease in 2016 to take over additional space. Dentist wanted to take only 8000 square ft. However, the division of the space by the contractors leave the space to be 8200 sq ft. It would have costed the Landlord a significant amount of money to redo the space. On Nov 4, 2016 the Landlord agreed with the Dentist that the Landlord will only charge the Dentist minimum rent for 8000 sq ft for the 10 years term; however, the dentist will pay its share of CAM and Property Tax @ 8200 sq ft.											
	From	To		\$ / sq ft	\$ / year	\$ / month						
[3]	10-Sep-17	9-Sep-20		28.50	74,641.50	6,220.13						
	10-Sep-20	9-Sep-22		30.50	79,879.50	6,656.63						
[4]	1-Nov-19	31-Oct-20		20.00	31,180.00	2,598.33						
	1-Nov-20	31-Oct-21		21.00	32,739.00	2,728.25						
[5]	1-Dec-16	30-Nov-20		33.00	51,744.00	4,312.00						
	1-Dec-20	30-Nov-24		34.32	53,814.00	4,484.50						
[6]	1-May-19	30-Apr-20		34.00	38,658.00	3,221.50						
	1-May-20	30-Apr-21		35.00	39,795.00	3,316.25						