ANNUAL PROPERTY OPERATING DATA (APOD)

Esplanade Center · 6415-17 Airport Road, Santa Fe, NM 87507

Multi-tenant retail strip center · 8,750 SF · 6 suites (Suites 104 & 105 leased as one) · 100% leased · Triple Net (NNN) · Prepared July 2026

RENT ROLL (Monthly)

Suite	Tenant	SF	Base Rent	NNN	Gross Rent
100	Chapin Mex	1,750	$3,004.17	$811.30	$3,815.47
101	Gandy Insurance	1,400	$2,391.67	$649.04	$3,040.71
102	Universal Cuts	1,400	$2,450.00	$651.96	$3,101.96
103	Giant T-Mobile	1,400	$2,636.67	$659.54	$3,296.21
104-105	Panaderia del Valle	2,800	$3,842.84	$1,251.39	$5,094.23
Total	**6 suites**	**8,750**	**$14,325.35**	**$4,023.23**	**$18,348.58**

LEASE TERMS

100 Chapin Mex	2019 – 12/31/2029 · 5-yr option · base +3%/yr
101 Gandy Insurance	2020 – 12/31/2030 · base +$0.024/SF/yr
102 Universal Cuts	2018 – 12/31/2031 · +$0.50/SF/yr · 180-day term.
103 Giant T-Mobile	2022 – 12/31/2027 · base +$0.60/SF/yr
104-105 Panaderia del Valle	2022 – 12/31/2029 · 5-yr option · base +CPI/yr

INCOME

Item	Monthly	Annual
Gross Scheduled Base Rent	$14,325.35	$171,904.20
Expense Reimbursements (NNN)	$4,023.23	$48,278.76
Effective Gross Income (EGI)	**$18,348.58**	**$220,182.96**

Vacancy / credit loss: $0 — 100% leased for 2026

OPERATING EXPENSES (recovered via NNN)

Category	Annual
Real Estate Taxes	$9,999.96
Insurance	$3,999.96
Water, Sewer, Refuse & Irrigation	$9,000.00
Electricity	$1,700.04
HVAC Maintenance	$1,300.08
Grounds Maintenance & Repairs	$8,765.04
Pest Control	$963.00
Professional Fees	$3,200.04
Security (Fire Alarm)	$999.96
Miscellaneous	$8,350.68
Total Operating Expenses	**$48,278.76**
Operating Expense Ratio (of EGI)	*21.93%*

NET OPERATING INCOME (NOI) $171,904

VALUATION

List Price (edit this cell)	**$2,800,000**
Implied Cap Rate (NOI / List Price)	**6.14%**
Price per SF	$320

CAP RATE SENSITIVITY

Cap Rate	Indicated Value
6.00%	$2,865,070
6.14%	**$2,799,743**
6.50%	$2,644,680