

ADVANCED ASSET MANAGEMENT, INC.  
5909 Margate Boulevard  
Margate, Florida 33063  
(954) 817-1041

**Margate Shopping Center**  
**5801 - 6221 Margate Boulevard**

**Ace Plaza as of 9.8.25**

**2025 RENT ROLL**

|    | Lessee                                  |                     | Site                   | Rent             | January          | February         | March            | April            | May              | June             | July             | August           | September        | October | November | December |
|----|-----------------------------------------|---------------------|------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------|----------|----------|
|    | Name                                    | D/B/A               | Address                | Amount           | Rent             | Rent             | Rent             | Rent             | Rent             | Rent             | Rent             | Rent             | Rent             | Rent    | Rent     | Rent     |
| 1  | CMVS Y Enterprises                      | Restaurant          | 5801 Margate Boulevard | 2,799.60         | 2,799.60         | 2,799.60         | 2,799.60         | 2,799.60         | 2,799.60         | 2,799.60         | 2,799.60         | 2,799.60         | 2,799.60         | -       | -        | -        |
| 2  | Tri-County Discount Liquor and Beverage | Beer and Liquor     | 5809 Margate Boulevard | 848.72           | 848.72           | 848.72           | 848.72           | 848.72           | 848.72           | 848.72           | 848.72           | 848.72           | 848.72           | -       | -        | -        |
| 3  | Tri-County Discount Liquor and Beverage | Beer and Liquor     | 5817 Margate Boulevard | 4,168.46         | 4,168.46         | 4,168.46         | 4,168.46         | 4,168.46         | 4,168.46         | 4,168.46         | 4,168.46         | 4,168.46         | 4,168.46         | -       | -        | -        |
| 4  | Margate Blvd Hardware Store, Inc.       | ACE                 | 5823 Margate Boulevard | 3,091.39         | 3,091.39         | 3,091.39         | 3,091.39         | 3,091.39         | 3,091.39         | 3,091.39         | 3,091.39         | 3,091.39         | 3,091.39         | -       | -        | -        |
| 5  | Barbershop the Gate                     | Barbershop          | 5829 Margate Boulevard | 622.59           | 622.59           | 622.59           | 622.59           | 622.59           | 622.59           | 622.59           | 622.59           | 622.59           | 622.59           | -       | -        | -        |
| 6  | MCRA                                    | MCRA                | 5833 Margate Boulevard | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -       | -        | -        |
| 7  | Margate Blvd Hardware Store, Inc.       | ACE                 | 5841 Margate Boulevard | 5,974.04         | 5,974.04         | 5,974.04         | 5,974.04         | 5,974.04         | 5,974.04         | 5,974.04         | 5,974.04         | 5,974.04         | 5,974.04         | -       | -        | -        |
| 8  | Piano Showcase                          | Piano Sale/Service  | 5865 Margate Boulevard | 1,688.26         | 1,772.67         | 1,772.67         | 1,772.67         | 1,857.08         | 1,772.67         | 1,772.67         | Moved Out        | -                | -                | -       | -        | -        |
| 9  | Flynn's Gaming                          | Arcade              | 5869 Margate Boulevard | 1,240.66         | 1,240.66         | 1,240.66         | 1,240.66         | 1,240.66         | 1,240.66         | 1,240.66         | 1,240.66         | 1,240.66         | 1,240.66         | -       | -        | -        |
| 10 | VitaLink Training                       | Healthcare Training | 5873 Margate Boulevard | 636.54           | 636.54           | 636.54           | 636.54           | 636.54           | 636.00           | 636.54           | 636.54           | 636.54           | 636.54           | -       | -        | -        |
| 11 | K Vera Brown                            | Event Planner       | 5877 Margate Boulevard | 551.67           | 551.67           | 579.25           | 551.67           | 579.25           | 551.67           | 579.25           | 551.67           | -                | -                | -       | -        | -        |
| 12 | Flynn's Gaming                          | Arcade              | 5881 Margate Boulevard | 1,001.96         | 1,001.96         | 1,001.96         | 1,001.96         | 1,001.96         | 1,001.96         | 1,001.96         | 1,001.96         | 1,001.96         | 1,001.96         | -       | -        | -        |
| 13 | Sultane's Cuisine                       | Restaurant          | 5885 Margate Boulevard | 689.59           | 689.59           | 689.59           | 689.59           | 689.59           | 689.59           | 689.59           | 689.59           | 689.59           | 689.59           | -       | -        | -        |
| 14 | Sharkey Liquors, Inc.                   | Lounge              | 5889 Margate Boulevard | 2,015.71         | 2,015.71         | 2,015.71         | 2,015.71         | 2,015.71         | 2,015.71         | 2,015.71         | 2,015.71         | 2,015.71         | 2,015.71         | -       | -        | -        |
| 15 | Flynn's Gaming                          | Retail              | 5901 Margate Boulevard | 2,813.78         | 2,813.78         | 2,813.78         | 2,813.78         | 2,813.78         | 2,813.78         | 2,813.78         | 2,813.78         | 2,813.78         | 2,813.78         | -       | -        | -        |
| 16 | Advanced Asset Management               | Leasing Office      | 5909 Margate Boulevard | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -       | -        | -        |
| 17 | Margate Hair Studio                     | Salon               | 6201 Margate Boulevard | 795.68           | 795.68           | 795.68           | 795.68           | 795.68           | 795.68           | 795.68           | 795.68           | 795.68           | 795.68           | -       | -        | -        |
| 18 | Eagle Electric of South Florida         | Electrician         | 6205 Margate Boulevard | 742.63           | 742.63           | 742.63           | 742.63           | 742.63           | 742.63           | 742.63           | 742.63           | 742.63           | 742.63           | -       | -        | -        |
| 19 | East Coffee                             | Deli/Subs           | 6209 Margate Boulevard | 845.71           | 843.57           | 845.71           | 845.00           | 845.71           | 845.71           | 845.71           | 845.71           | 845.71           | 845.71           | -       | -        | -        |
| 20 | Sneaker Connect                         | Collectable Apparel | 6213 Margate Boulevard | 797.17           | 837.03           | 837.03           | 837.03           | 837.03           | 837.03           | 837.03           | 837.03           | 837.03           | 837.03           | -       | -        | -        |
| 21 | Way Back When & Krzyitems Auction, Inc. | Antiques            | 6217 Margate Boulevard | 636.54           | 636.54           | 636.54           | 668.37           | 636.54           | 668.37           | 668.37           | 668.37           | 668.37           | 668.37           | -       | -        | -        |
| 22 | Way Back When & Krzyitems Auction, Inc. | Antiques            | 6221 Margate Boulevard | 636.54           | 636.54           | 636.54           | 668.37           | 636.54           | 668.37           | 668.37           | 668.37           | 668.37           | 668.37           | -       | -        | -        |
|    |                                         |                     | <b>TOTAL</b>           | <b>32,597.24</b> | <b>32,719.37</b> | <b>32,749.09</b> | <b>32,784.46</b> | <b>32,833.50</b> | <b>32,784.63</b> | <b>32,812.75</b> | <b>31,012.50</b> | <b>30,460.83</b> | <b>29,077.06</b> | -       | -        | -        |

 Outstanding Rent  
 Partial Payment