



City of Manassas, Virginia
Economic Development Authority Meeting

AGENDA

Economic Development Authority
Manassas City Hall
9027 Center Street, Manassas, VA 20110
1st Floor Conference Room #137
Tuesday, April 14, 2026

1. Call to Order -- 6 p.m.
2. Invocation and Pledge
3. Determination of a Quorum
4. Approval of Meeting Minutes
 - 4.1 Approval of Meeting Minutes
 - i. March 10, 2026 (Action)
[EDA Draft Minutes 3.10.2026](#)
5. Financial Reports
 - 5.1 March 2026 (Action)
[MARCH EDA BANK STATEMENT REPORT](#)
 - 5.2 City of Manassas EDA Invoice -- February 28, 2026 (Action)
[EDA Invoice 2.28.2026](#)
 - 5.3 VF&N EDA Invoices (Action)
 - i. VF&N EDA Inv 34108 (Gateway-Buchanan Contract)--11-14-25
 - ii. VF&N EDA Inv 34111 (Advance Auto-Lien Waiver)--11-14-25
 - iii. VF&N EDA Inv 34310 (includes Inv 34110 Lease of Rice Property)--12-1-25
 - iv. VF&N EDA Inv 36015 (General)--2-23-26[VF&N EDA Inv 34108 \(Gateway-Buchanan Contract\)--11-14-25](#)
[VF&N EDA Inv 34111 \(Advance Auto-Lien Waiver\)--11-14-25](#)

VF&N EDA Inv 34310 (includes Inv 34110 Lease of Rice Property)--12-1-25
VF&N EDA Inv 36015 (General)--2-23-26

6. New Business

- 6.1 EDA Director's Input**
i. License Agreement -- 9137 Portner Avenue
[License Agreement - 9137 Portner \(Pitkens v2\)](#)

- 6.2 Council Liaison Input**

7. Old Business

- 7.1 Manassas Shopping Center**
i. February 2026 Operating Report (Action)
ii. Manassas Shopping Center Project Tracker -- February 2026
iii. HVAC Repairs
iv. MSC Rhodeside Redevelopment Study -- April 2026
v. MSC Police Report -- March 2026
[Manassas Monthly Operating Report February 2026](#)
[Manassas Shopping Center Project Tracker February 2026](#)
[HVAC Repairs](#)
[Mathis Shopping Center Redevelopment Study, April 2026 - Complete Report](#)
[Mathis Shopping Center Redevelopment Study, April 2026 - Master Plan Only](#)
[Manassas Shopping Center_Mar 2026 - Police Report](#)
- 7.2 2025 EDA Highlights for April Volunteer Reception on April 30, 2026**

8. Adjournment

9. Closed Session

ECONOMIC DEVELOPMENT AUTHORITY

OF THE CITY OF MANASSAS

March 10, 2026

City Hall

MEMBERS PRESENT:

Carmela Patrick, Chair
Larry Naylor, Vice Chair
Paul Flood, Treasurer
Andrea Morisi, Secretary
Sheryl Bass
Denise Harrover
Mansimran S. Kahlon

Ralph Smith, City Committee, Liaison
Steve Burke, City Manager, *ex officio*
Christy Gilligan, President, MBC, *ex officio*

OTHERS PRESENT:

Marisa Price, Rappaport

DETERMINATION OF QUORUM

The meeting commenced at 6:09 p.m. A quorum was present.

MINUTES

Mr. Flood moved for the approval of the Minutes of the February 10, 2026 meeting. Ms. Bass seconded the motion. The Chair asked for the Secretary to call the roll.

Sheryl Bass- AYE
Denise Harrover- AYE
Paul Flood- AYE
Mansimran S. Kahlon- AYE
Andrea Morisi- AYE
Larry Naylor- AYE
Carmela Patrick- AYE

The motion passed unanimously.

FINANCIAL REPORT

The Chair discussed processes which are being implemented. For instance, the law firm invoices and authorizations for expenses will now be sent to the Treasurer. The Treasurer has been in

contact with Mark Edwards, the City contact for banking, to discuss investment options, such as a CD or money market account, for excess cash in EDA accounts. Mr. Flood and Mr. Burke will review the budget. Mr. Burke advised the Committee we adopt our budget before July.

The Treasurer presented the January and February Bank Reports. Ms. Morisi moved to approve the reports for both months which was seconded by Mr. Flood. There being no further discussion, the Secretary called the roll.

Sheryl Bass- AYE

Paul Flood- AYE

Denise Harrover- AYE

Mansimran S. Kahlon- AYE

Andrea Morisi- AYE

Larry Naylor- AYE

Carmela Patrick- AYE

The motion passed unanimously.

Action on the EDA's Itemization of Charges was deferred until the next meeting for Mr. Flood to review.

EDA DIRECTOR'S INPUT and COUNCIL LIAISON COMMENTS

Ms. Patrick informed the Committee code violation notices were received for trash, weeds and mattresses. The process is the Chair and Rappaport receive the notices. Rappaport is addressing the violations.

The Chair requested that the City provide the EDA with a file drawer for its paper files.

The FY2027 Notice of Assessment for all four EDA parcels was shared with the Committee. The corner lot had an assessment increase of 50%, reflecting its recent purchase price; the Porter Ave house had an 11% increase based on the increased land value, and the shopping center parcels saw only a 4% increase.

OLD BUSINESS

MSC Operating Report

The Chair requested Marissa Price report on new issues and review of the outstanding items on the Project Tracker. The Church has accepted the parking license and Ms. Price is identifying the poles in the parking lot that comprise the parking area.

Ms. Price is also identifying potholes needing repair. Ms. Harrover reported that the Colonial HOA has determined they do not have enough reserves at this time for a full paving job due to

unanticipated expenses to repair recent winter damage. The Committee discussed holding on doing the complete repair until the HOA replenishes its fund but asked Ms. Price to pursue obtaining the cost to repair the full back alley.

Ms. Price priced mobile cameras after our last meeting and found them to be very expensive, possibly due to the increased demand for them at data center construction sites. Ms. Price identified that two tenants have external cameras, 7-11 and the Mexican restaurant. Many stores have internal or entrance cameras. After discussing the installation costs for pole mounted cameras (between \$65K to \$90K) and the expense of monitoring, the Committee agreed to hold on any further action on cameras.

Ms. Price informed the Committee they are close to awarding a contract on pack lighting.

The Chair presented the Manassas Shopping Center Operating Report for January 2026. Ms. Harrover moved for acceptance of the Report which was seconded by Mr. Kahlon. After discussion, the Chair asked for the Secretary to call the roll.

Sheryl Bass- AYE
Paul Flood- AYE
Denise Harrover- AYE
Mansimran S. Kahlon- AYE
Andrea Morisi- AYE
Larry Naylor- AYE
Carmela Patrick- AYE

The motion passed unanimously.

The Chair asked for a motion to approve a parking license to the Jehovah Witnesses. Ms. Harrover motioned to execute the license as negotiated by Rappoport on behalf of the EDA, subject to final review by legal counsel and authority to the Chair to execute. Mr. Flood seconded the motion and the Chair asked for the Secretary to call the roll.

Sheryl Bass- AYE
Paul Flood- AYE
Denise Harrover- AYE
Mansimran S. Kahlon- AYE
Andrea Morisi- AYE
Larry Naylor- AYE
Carmela Patrick- AYE

The motion passed unanimously.

Rhodeside

Ms. Harrover noted Rhodeside is finalizing their report. It should be included on this Committee's April agenda followed by City Council having a work session to review the final report.

Portner Avenue House

The Chair reported two residential management companies have provided her with rental market recommendations ranging from \$2600 to 2800/per month after installation of appliances and needed repairs to make the property move in ready. The Chair had toured the property and provided the Committee with photos of its current condition. Estimate for repairs is between \$15 to 20K.

Ms. Harrover moved that an inspection of the property be made to evaluate all systems and costs of repairs. Cost of inspection to be no more than \$2000, including HVAC and fireplace. The motion was seconded by Mr. Flood and the Chair asked for the Secretary to call the roll.

Sheryl Bass- AYE

Paul Flood- AYE

Denise Harrover- AYE

Mansimran S. Kahlon- AYE

Andrea Morisi- AYE

Larry Naylor- AYE

Carmela Patrick- AYE

The motion passed unanimously.

NEW BUSINESS

Mr. Naylor asked for Committee members to please share any photos of EDA committee members for inclusion in presentations at the City's Volunteer Reception.

The Committee received information about the Mason Small Business Development Center in advance of reviewing the annual MOU. Mr. Burke offered to reach out to the SBDC for them to do a presentation at an upcoming meeting.

There being no further discussion the Chair adjourned the meeting at 8:04 pm.



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STATEMENT OF ACCOUNT

CITY OF MANASSAS
EDA ACCOUNT
9027 CENTER STREET STE 103
MANASSAS VA 20110

Page: 1 of 2
Statement Period: Mar 01 2026-Mar 31 2026
Cust Ref #: 4308945893-803-E-###
Primary Account #: 430-8945893

Municipal Interest Checking

CITY OF MANASSAS
EDA ACCOUNT

Account # 430-8945893

ACCOUNT SUMMARY

Beginning Balance	428,727.68	Average Collected Balance	428,749.99
Other Credits	691.84	Interest Earned This Period	691.84
		Interest Paid Year-to-Date	2,021.31
Ending Balance	429,419.52	Annual Percentage Yield Earned	1.92%
		Days in Period	31

	Total for this cycle	Total Year to Date
Grace Period OD/NSF Refund	\$0.00	\$0.00

DAILY ACCOUNT ACTIVITY

Other Credits

POSTING DATE	DESCRIPTION	AMOUNT
03/31	INTEREST PAID	691.84
	Subtotal:	691.84

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
02/28	428,727.68	03/31	429,419.52

Call 1-800-937-2000 for 24-hour Bank-by-Phone services or connect to www.tdbank.com



OFFICE OF THE TREASURER

Economic Development Authority of the City of Manassas

TD BANK - #4308945893

Month

MARCH

Beginning Balance:

\$428,727.68

Deposits RENT FROM RICE HARDWARE

Deposits

Deposits

Interest

\$691.84

Wire Fee

Adjustments

Total Income:

+

\$691.84

Expenses

- Bank fees, service charges for wire

VIRGINIA NATIONAL BANK

Withdrawals

Total Expenses:

-

\$0.00

Ending Balance:

\$429,419.52

Balance per bank statement

\$429,419.52

EDA Activity Details		
	MARCH	
Activity	Description	Amount
Beginning Balance		428,727.68
DEPOSIT		
DEPOSIT	RENT FROM RICE HARDWARE	
DEPOSIT		
Interest		691.84
EXPENSE	EDA WIRE VA NATIONAL BANK	
EXPENSES	CITY OF MANASSAS	
fee	WIRE	
Ending Balance		\$429,419.52



City of Manassas
Post Office Box 512
Manassas, Virginia 20108

Invoice: EDA 2.28.26
2/28/2026

BILL TO: Economic Development Authority of the City of Manassas
c/o Carmela Patrick, Chair
cpatrick@ci.manassas.va.us
cc. Steve Burke, City Manager, City of Manassas
sburke@manassasva.gov

ITEMIZATION OF CHARGES (Paid by City, to be reimbursed by EDA):

VANDERPOOL FROSTICK & NISHANIAN PC	11/06/2025	EDA Legal Fees (General)--9-19-25	\$ 590.00
VANDERPOOL FROSTICK & NISHANIAN PC	11/06/2025	EDA Legal Fees (FOIA Request)	4,336.00
ROBINSON FARMER COX ASSOCIATES PLLC	12/11/2025	EDA FY25 Audit	4,275.00
RHODESIDE & HARWELL INC	12/02/2025	Proj. 59351-07 MSC Redevelop-Oct	10,481.03
RHODESIDE & HARWELL INC	12/26/2025	MSC Redev. Proj. 59351-08--12-15	4,335.60
RHODESIDE & HARWELL INC	01/20/2026	MSC Redev. Proj. 59351-09--1-15	12,985.50
RHODESIDE & HARWELL INC	02/20/2026	1/31/26 MSC Redev. Proj. 59351	3,578.25
TREAS VA TECH	11/03/2025	VA Tech VIDA Virtual Dec. 10-11	280.00
PAISANO S	12/01/2025	EDA Dinner, Nov. 13, 2025	84.31
PANERA BREAD COMPANY	01/02/2026	Brkfst for VIDA Trng. for EDA, 12/11	159.29
PANERA BREAD COMPANY	01/02/2026	EDA Dinner Delivery, Dec. 9, 2025	213.84
GRUBHUB INC	02/02/2026	Firehouse Subs, EDA Dinner 1.20	185.04
FM OMAR LLC	02/02/2026	Flower Deilvery D.Harrover, father	77.28
EAST TO WEST EMBROIDERY & DESIGN	02/19/2026	EDA Magnetic Badge for M.S.Kahlon	40.00

Deduct amounts paid by EDA, to be reimbursed by City

Wire Fee 11/03/2025 Quarterly Tourism Incentive payment (30.00)

Total \$ 41,591.14

EDA Bank Balance as of 2/28/2026 460,346.59

Questions concerning invoices included in this bill should be directed to: Heidi Baumstark, Administrative Coordinator, City of Manassas
hbaumstark@manassasva.gov

The signature below authorizes the transfer of funds to the City of Manassas operating account, from the EDA account:

Chair or Treasurer, Economic Development Authority of the
City of Manassas

Date

Printed Name



RECEIVED

APR 08 2026

VANDERPOOL, FROSTICK & NISHANIAN, P.C.

SOLUTIONS FROM LAWYERS YOU TRUST®

Phone: 703-369-4738 | 9200 Church Street, Suite 400, Manassas, VA 20110

Economic Development Authority of the City of Manassas
Attn: Patrick Small
9027 Center Street
Manassas, VA 20110

Invoice Number: 34108
Statement Date: November 14, 2025
File No.: 6401.0007

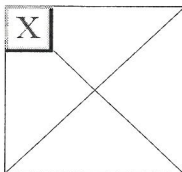
RE: Gateway - Buchanan Contract

PAST DUE

Fees

			<u>Hours</u>	<u>Amount</u>
10/07/2025	VRN	Review and analyze in detail for purchaser default provisions original contract and all four amendments; Prepare notes for discussion with client.	2.00	590.00
10/08/2025	VRN	Discussion with P. Small regarding Buchanan contract.	0.50	147.50
10/15/2025	VRN	Review Master Development Agreement as per request from P. Small and mark up same for discussion with client.	1.50	442.50
		For Current Services Rendered	4.00	1,180.00
		Total Current Work		1,180.00
		Current Amount Due		<u>\$1,180.00</u>
		PLEASE REMIT THIS AMOUNT:		<u>\$1,180.00</u>

Payments can be made by scanning the QR code. All major credit cards are accepted. A 3% convenience fee will be assessed on any credit card payments.





VANDERPOOL, FROSTICK & NISHANIAN, P.C.

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APR 08 2026

Phone: 703-369-4738 | 9200 Church Street, Suite 400, Manassas, VA 20110

Economic Development Authority of the City of Manassas
Attn: Patrick Small
9027 Center Street
Manassas, VA 20110

Invoice Number: 34111
Statement Date: November 14, 2025
File No.: 6401.0020

RE: Advance Auto - Lien Waiver

PAST DUE

Fees

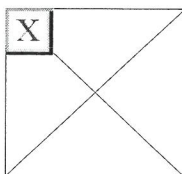
<u>Hours</u>	<u>Amount</u>
0.80	236.00
0.80	236.00
	236.00
	\$236.00
	\$236.00

09/03/2025 VRN Review and revise Landlord's lien waiver.
For Current Services Rendered
Total Current Work

Current Amount Due

PLEASE REMIT THIS AMOUNT:

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RECEIVED

APR 08 2026

Phone: 703-369-4738 | 9200 Church Street, Suite 400, Manassas, VA 20110

Economic Development Authority of the City of Manassas
Attn: Patrick Small
9027 Center Street
Manassas, VA 20110

Invoice Number: 34310
Statement Date: December 1, 2025
File No.: 6401.0019

RE: Lease of Rice Property

PAST DUE

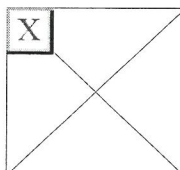
Costs

11/07/2025	(October Legal Research)	82.08
	Total Costs	82.08
	Total Current Work	82.08
	Previous Balance	\$2,787.50
	Current Amount Due	\$2,869.58
	PLEASE REMIT THIS AMOUNT:	\$2,869.58

*includes

inv# 34110

Payments can be made by scanning the QR code. All major credit cards are accepted. A 3% convenience fee will be assessed on any credit card payments.





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APR 08 2026

Phone: 703-369-4738 | 9200 Church Street, Suite 400, Manassas, VA 20110

Economic Development Authority of the City of Manassas
Attn: Patrick Small
9027 Center Street
Manassas, VA 20110

Invoice Number: 34110
Statement Date: November 14, 2025
File No.: 6401.0019

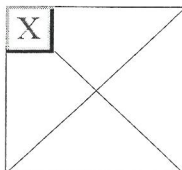
RE: Lease of Rice Property

PAST DUE

Fees

Hours Amount

09/24/2025	VRN	Telephone conference with EDA Chair and Vice-Chair regarding leasing the house to City Police officer.	1.00	575.00
09/25/2025	OAS	Strategy meeting to discuss lease of EDA property.	0.20	59.00
10/01/2025	OAS	Lease research regarding property lease issues.	2.20	649.00
10/03/2025	OAS	Draft memorandum regarding the disposition of EDA property and governing laws; Strategy meeting with R. Nishanian to discuss disposition of EDA property and governing laws.	3.50	1,032.50
	BGS	Review lease memorandum. [No Charge]	0.50	0.00
	VRN	Discuss memo with O. Simmons and discuss possible alternatives to the lease in compliance with the statute.	0.60	177.00
10/23/2025	VRN	MS Teams Discussin with Chair (Denise) and Vice-Chair (Larry).	1.00	295.00
		For Current Services Rendered	9.00	2,787.50
		Total Current Work		2,787.50
		Current Amount Due		<u>\$2,787.50</u>
		PLEASE REMIT THIS AMOUNT:		<u>\$2,787.50</u>



Economic Development Authority of the
Lease of Rice Property

Invoice Number 34110
Statement Date: November 14, 2025
File No. 6401.0019

Payments can be made by scanning the QR code. All major credit cards are accepted. A 3% convenience fee will be assessed on any credit card payments.



VANDERPOOL, FROSTICK & NISHANIAN, P.C.
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APR 08 2026

Phone: 703-369-4738 | 9200 Church Street, Suite 400, Manassas, VA 20110

Economic Development Authority of the City of Manassas
Attn: Patrick Small
9027 Center Street
Manassas, VA 20110

Invoice Number: 36015
Statement Date: February 23, 2026
File No.: 6401.0001

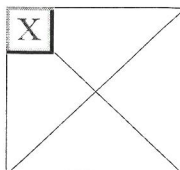
RE: General

PAST DUE

Fees

			<u>Hours</u>	<u>Amount</u>
12/08/2025	VRN	Discussion with EDA chair with respect to upcoming EDA meeting and various issues on the docket.	0.40	118.00
12/09/2025	VRN	Attend EDA meeting.	1.50	442.50
		For Current Services Rendered	1.90	560.50
		Total Current Work		560.50
		Current Amount Due		<u>\$560.50</u>
		PLEASE REMIT THIS AMOUNT:		<u>\$560.50</u>

Payments can be made by scanning the QR code. All major credit cards are accepted. A 3% convenience fee will be assessed on any credit card payments.



REAL ESTATE LICENSE AGREEMENT

THIS REAL ESTATE LICENSE AGREEMENT (the “**License Agreement**”), is made and entered into effective as of the ____ day of _____, 2026, by and between the **ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF MANASSAS**, a political subdivision of the Commonwealth of Virginia, having its principal office at 9027 Center Street, Manassas, Virginia 20110 (“**Licensor**”), and **PITKIN’S HOME CENTER, INC.**, a Virginia corporation, having an address of 4340 Dale Boulevard, Dale City, Virginia 22193 (“**Licensee**”).

WHEREAS, Licensor is the fee owner of a certain free standing garage building (the “**Premises**”) located and appurtenant to Licensor’s real property located at 9137 Portner Avenue, Manassas, Virginia (the “**Property**”); and

WHEREAS, the parties desire by this License Agreement to provide for the licensing by Licensor to Licensee of the right to temporarily use and occupy the Premises for the storage of Licensee’s forklift and other equipment.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. License. Licensor hereby grants to Licensee, and Licensee hereby accepts, a license (the “**License**”) to use and occupy the Premises for the purposes hereafter provided for the License Period (as defined in Section 2). The parties do not intend to create a lease or any other interest in real Premises for Licensee through this License Agreement, and the parties only intend to create a license that is revocable at will by either Licensor or Licensee as provided herein. Throughout the License Period, Licensee shall take good care of the Premises to make sure that it is maintained in its present condition, reasonable wear and tear excepted. Notwithstanding anything to the contrary contained in this License Agreement, the Licensee acknowledges and agrees that **THE PREMISES IS LICENSED TO LICENSEE IN ITS CURRENT “AS-IS”, “WHERE-IS” AND “WITH ALL FAULTS” ON THE DATE HEREOF. THE PARTIES DO NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THIS LICENSE AGREEMENT, THE PREMISES OR THE REAL PREMISES OR PREMISES INTERESTS, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

2. License Period. The “**License Period**” for the Premises shall commence on the date hereof (the “**Commencement Date**”) and shall continue for a period of six (6) months (the “**Expiration Date**”). Notwithstanding the foregoing, this License Agreement shall be revocable by either party at any time during the License Period; provided that the terminating party delivers to the non-terminating party **thirty (30) days’** prior written notice of its election to terminate. The termination notice shall state the date of termination and shall be sent in accordance with the notice requirements of this License Agreement.

3. License Fee. Licensee shall pay a license fee (the “**License Fee**”) for the Premises in the monthly amount of **Three Hundred Fifty and 00/100 Dollars (\$350.00)**. The License Fee shall be payable by Licensee to Licensor in advance each calendar month during the License

Period, by no later than the fifth (5th) day of each month, and shall be made payable to Licensor in United States dollars and delivered to Licensor at the address specified herein or such other address as Licensor may designate by written notice from time to time. License Fee shall be timely paid to Licensor and sent to 9027 Center Street, Manassas, Virginia 20110, Attn: City of Manassas Treasurer.

4. Intentionally Deleted.

5. Use. The Premises shall be used for storage of a forklift and other related equipment, and for no other purpose.

6. Compliance with Laws. Licensee shall promptly comply with all present and future applicable laws and regulations of all state, federal, municipal, and local governments, departments, commissions and boards and any direction of any public officer pursuant to law (collectively, “**Laws**”) having jurisdiction which shall impose any obligation or duty upon Licensor or Licensee with respect to the Premises; except that: (A) such compliance by Licensee shall relate only to Licensee’s use and manner of use of the Premises; and (B) Licensee’s financial obligations for the Premises shall not exceed the License Fee paid by Licensee for one month of the License Period. In addition, Licensee agrees to cooperate with Licensor and do all things reasonably necessary for Licensor to comply with Laws.

7. Access. Licensee, its employees and agents, shall have the right of access to the Premises during normal business hours, seven (7) days per week; provided, however, Licensee shall exercise its access rights so as not to disturb the occupants and tenants of the Property and the single family residence located thereon; and further provided, that Licensor, its employees, contractors, and agents shall also at all times have access to the Premises, no consent of the Licensee being required for any such access at any time, provided however, Licensor shall provide Licensee with reasonable notice prior to each such access.

8. Repairs. Throughout the License Period, Licensee shall take reasonable care of the Premises and appurtenances therein in order to cause the Premises to be maintained in its present condition. Licensee shall have no obligation to make improvements to the Premises, provided however, Licensee shall be responsible for the cost to repair any damage to the Premises (other than damage from the elements, fire, or other casualty to the Premises) caused by the negligence or intentional misconduct of Licensee, or its employees or agents. Notwithstanding anything in this License Agreement to the contrary, Licensor shall have no obligation to make repairs of any kind to the Premises (“**Licensor’s Non-Responsibility**”). Licensee acknowledges and agrees that Licensor’s Non-Responsibility is a material consideration for Licensor’s agreement to enter into this License Agreement, and that without such agreement, Licensor would have not entered into this License Agreement. The repair obligations outlined herein and Licensor’s Non-Responsibility shall survive any cancellation, expiration, or termination, for any reason, of this License Agreement.

9. Damage and Destruction.

(a) Neither Licensor nor Licensee shall have any responsibility to the other or their respective agents, contractors, tenants, or other invitees in the event of any damage to or theft

or loss of any equipment or Premises of the other party and the party incurring such damage, theft, or loss shall look to its own insurance coverage (and to any self-insured portion of the damage, theft, or loss), if any, for recovery in the event of any such damage, theft, or loss.

(b) If all, or a portion, of the Premises is destroyed or damaged by fire or other casualty, Licensor shall have no obligation to repair such damage and to restore the Premises. The License Fee applicable to such damaged area of the Premises shall abate.

10. Insurance.

(a) Licensee shall, at its own cost and expense, maintain and keep in force at all times during the License Period general liability insurance, which shall include coverage against claims for personal injury, death, or property damage occurring on, in, or about the Premises with limits of not less than Five Hundred Thousand and 00/100 Dollars (\$500,000.00) with respect to the Premises, Licensee's personal property, and Licensee's conduct of business therein, and shall cause Licensor to be added as an additional insured on such policy; and

(b) Notwithstanding anything to the contrary set forth in this License Agreement, Licensor and Licensee hereby release one another and their respective partners, officers, employees, and property manager from any and all liability or responsibility to the other or anyone claiming through or under them by way of subrogation or otherwise for loss or damage covered by said insurance, even if such loss or damage shall have been caused by the fault or negligence of the other party, or anyone for whom such party may be responsible.

11. Indemnification. Licensee shall indemnify, defend, save, and hold harmless Licensor, and its officers, directors, members, partners, employees, agents, affiliates, successors, and permitted assigns (collectively, the "**Indemnified Parties**") against all claims made or judicial or administrative actions filed which allege that any of the Indemnified Parties is liable to the claimant by reason of:

(a) any injury to or death of any person, or damage to or loss of property, or any other thing occurring on or about any part of the Premises, or in any manner growing out of, resulting from or connected with the use, condition or occupancy of the Premises if caused by any negligent act or wrongful act or omission of Licensee or its agents, partners, contractors, employees, permitted assigns, licensees, sublessees, invitees, or any other person or entity for whose conduct the Licensee is legally responsible;

(b) violation by Licensee of any contract or agreement to which Licensee is a party in each case affecting any part of the Premises or the occupancy or use thereof by Licensee and

(c) violation of or failure to observe or perform any condition, provision, or obligation of or under this License Agreement on Licensee's part to be observed or performed hereunder. The indemnity obligations outlined herein shall survive any cancellation, expiration, or termination, for any reason, of this License Agreement.

12. **Assignment or Sublicensing.** The license granted hereby is personal to Licensee and shall not be assigned, nor shall Licensee sublicense or otherwise permit or suffer the occupancy of the Premises by any third party without the prior written consent of Licensors, which consent may be withheld in Licensors's sole and absolute discretion.

13. **Alteration; Restoration.** Licensee may not make any structural alterations, installations, additions, or improvements in or to the Premises without the prior written consent of Licensors, which consent may be withheld or conditioned in Licensors's sole discretion.

14. **Default.** If either party defaults in the performance of any of its obligations hereunder, and such default continues for more than ten (10) days after receipt of written notice from the non-defaulting party, the non-defaulting party shall have the right to terminate this License Agreement and pursue any other remedies available at law or in equity, except as limited in Section 15 hereof.

15. **Limitation of Liability.** NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS LICENSE AGREEMENT, IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER, INCLUDING LOSS OF GOODWILL OR LOSS OF PROFITS. In addition, Licensors and Licensee agree that none of their respective directors, officers, employees, shareholders, or any of their (or any of those parties') respective agents shall have any personal obligation hereunder and that Licensors and Licensee shall not seek to assert any claim or enforce any of their rights hereunder against any of such parties.

16. **Notices.**

(a) Any notice, demand, request, or other communication hereunder shall be in writing. Communications may be delivered and shall be deemed to have been given by the delivering party and received by the receiving party: (i) when delivered by hand; (ii) one day after deposit with a nationally recognized overnight courier or delivery service if sent priority overnight delivery; (iii) on the third day after the date mailed by certified or registered mail (in each case, return receipt requested and postage prepaid); or (iv) on the date sent with confirmation of transmission by facsimile or electronic mail, if such contact information has been given to the other party, if sent during normal business hours of the recipient, and if also transmitted by one of the other means permitted hereunder.

(b) Any notice, demand, request, or communication by and to either Licensors or Licensee shall be addressed to each party at the address above provided. Rejection or other refusal to accept, or the inability to deliver because of a changed address of which no notice was given, shall be deemed to be receipt of the notice, demand, request, or communication sent.

17. **Surrender.** On or before the Expiration Date or sooner termination of the License Period for the Premises, Licensee shall: (a) vacate and surrender full and complete possession of the Premises to Licensors, vacant and broom clean, in its "as-is" condition and state of repair, subject only to: (i) Section 13 hereof; (ii) reasonable wear and tear; and (iii) damage by the elements, fire, or other casualty (unless such damage is caused by the negligence or wrongful act

of Licensee, its employees or agents); and (b) remove all equipment and other personal property from the Premises which are owned or leased by Licensee. The surrender obligations outlined herein shall survive any cancellation, expiration, or termination, for any reason, of this License Agreement

18. Subordination. This License Agreement and the license granted herein are subject and subordinate to all ground and underlying leases affecting the Premises or the Property, and to all mortgages which may now or hereafter affect such leases, the Premises, or the Property.

19. Warranties. EXCEPT AS SET FORTH IN THIS LICENSE AGREEMENT, THE PARTIES DO NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THIS LICENSE AGREEMENT, THE PREMISES, OR THE REAL OR PERSONAL PROPERTY OR PROPERTY INTERESTS, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

20. Force Majeure.

(a) “**Force Majeure Event**” means any of the following events: (i) acts of God; (ii) floods, fires, earthquakes, explosions, or other natural disasters; (iii) war, invasions, hostilities (whether war is declared or not), terrorist threats or acts, riots or other civil unrest; (iv) governmental authority, proclamations, orders, laws, actions, or requests; (v) embargoes or blockades; (vi) epidemics, pandemics, or other national or regional public health emergencies; (vii) strikes, labor stoppages or slowdowns, or other industrial disturbances; (viii) shortages of supplies, adequate power, or transportation facilities; and (ix) other similar events beyond the reasonable control of the parties.

(b) Neither party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this License Agreement, for any failure or delay in fulfilling or performing any obligation under this License Agreement (except for any obligations to make payments to the other party hereunder), when and to the extent such failure or delay is caused by a Force Majeure Event. The failure or inability of either party to perform its obligations in this License Agreement due to a Force Majeure Event shall be excused for the duration of the Force Majeure Event and extended for a period equivalent to the period of such delay, but not in excess of thirty (30) days in the aggregate. Nothing contained in this Section shall excuse either party from paying in a timely fashion any payments due under the terms of this License Agreement or extend the term of this License Agreement.

(c) Either party (the “**Noticing Party**”) shall give the other party notice within ten (10) days of the commencement of the Force Majeure Event, explaining the nature or cause of the delay and stating the period of time the delay is expected to continue. The Noticing Party shall use reasonable and diligent efforts to end the failure or delay and ensure the effects of such Force Majeure Event are minimized. The Noticing Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause.

21. Miscellaneous.

(a) Counterparts. This License Agreement may be executed in two or more counterparts with each signature being transmitted electronically by PDF, DocuSign or other similar format, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

(b) Governing Law. This License Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

(c) Section Headings. The section titles herein are for convenience only and do not define, limit, or construe the contents of such sections.

(d) Attachment and Exhibits. All attachments and exhibits, if any, to this License Agreement are hereby made a part hereof as if fully set out herein.

(e) Severability. If any provision or provisions in this License Agreement is/are found to be in violation of any law or otherwise unenforceable, all other provisions remain unaffected in full force and effect.

(f) Binding Effect. This License Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns and shall not be modified except by an express written agreement signed by a duly authorized representative of both parties.

(g) Time of the Essence. Time shall be of the essence of each provision of this License Agreement in which time is a factor.

IN WITNESS WHEREOF, the parties hereto have duly executed this License Agreement to be effective as of the date first above written.

**LICENSOR:
ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF MANASSAS**

By: _____

Name:

Title:

**LICENSEE:
PITKIN'S HOME CENTER, INC.,**

By _____

Name: _____

Title: _____

APPROVED AS TO FORM:

EDA Attorney

MANASSAS SHOPPING CENTER
MONTHLY OPERATING REPORT
FEBRUARY 2026





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MANASSAS SHOPPING CENTER

EXECUTIVE SUMMARY

FEBRUARY 2026

FINANCIAL OVERVIEW

Net cash flow before distributions for the month of February totaled \$754,026 compared to a budgeted amount of \$506,286, resulting in a favorable variance of \$247,740 or 49% above budget. Year-to-date (YTD) net cash flow stands at (\$66,048) versus a budgeted amount of \$506,286, yielding an unfavorable variance of (\$572,334).

Within the monthly reporting package, the comparative income statement and variance reports are included which detail position of income and expense in relation to the approved budget. As a general note, much of the favorable variance denoted in the income are tied to the timing of the Capital Expense projects, anticipated to be completed and paid in July, but are currently out to bid.

LEASING ACTIVITY SUMMARY

The property has 135,079 SF leased, or 72.95%, as shown in the rent roll report. The 50,100 SF of vacancy is comprised of spaces ranging in size from 168 SF to 30,000 SF. Boost Mobile's three-year extension has been executed by the tenant but is currently being held due to a tenant default. Wu's Garden has expressed the desire to vacate their lease early; this has been rejected. Additionally,

ACCOUNTS RECEIVABLE SUMMARY

The accounts receivable for the current period is \$31,253 after prepaid rents. This includes Virginia ABC which pays thirty days in arrears with a total balance due of \$9,633, Boost Mobile, who currently has a balance of \$3,132, Family Dollar with a balance of \$10,116, and The Furniture House (storage) with a balance of \$4,000.

OPERATIONAL SUMMARY

- 1) Operations: We are currently awaiting revised bids for the dumpster enclosure project as well as soliciting bids for the potholes in the front of the shopping center.
- 2) Capital Expenses: Camera installation and LED wall pack installation at the rear of the center are currently out to bid.

YTD Comparative Income Statement

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Std. Budget (STD), Cash

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Feb 2026	Feb 2026	Variance		Feb 2026	Feb 2026	Variance	
RENTAL INCOME								
Guaranteed Minimum Rents	124,695.81	125,141.47	(445.66)	-0.36%	964,921.99	988,929.39	(24,007.40)	-2.43%
Common Area Maintenance	13,010.49	12,619.58	390.91	3.10%	84,237.14	85,557.16	(1,320.02)	-1.54%
Insurance	951.25	929.16	22.09	2.38%	13,853.38	13,709.82	143.56	1.05%
Marketing and Promotion Fees	0.00	0.00	0.00	0.00%	(3,522.55)	0.00	(3,522.55)	0.00%
Miscellaneous - Tenant	100.00	420.00	(320.00)	-76.19%	3,500.00	3,360.00	140.00	4.17%
Late Fees	102.61	0.00	102.61	0.00%	1,210.59	0.00	1,210.59	0.00%
Real Estate Taxes	8,927.49	17,826.03	(8,898.54)	-49.92%	58,978.28	67,896.79	(8,918.51)	-13.14%
PY- CAM Recoveries	0.00	0.00	0.00	0.00%	(223.16)	0.00	(223.16)	0.00%
TOTAL RENTAL INCOME	147,787.65	156,936.24	(9,148.59)	-5.83%	1,122,955.67	1,159,453.16	(36,497.49)	-3.15%
TOTAL INCOME	147,787.65	156,936.24	(9,148.59)	-5.83%	1,122,955.67	1,159,453.16	(36,497.49)	-3.15%
EXPENSES								
COMMON AREA MAINTENANCE								
Cleaning - CAM	0.00	0.00	0.00	0.00%	325.00	5,400.00	5,075.00	93.98%
Dryvit, Carpentry & Mason - Cam	0.00	0.00	0.00	0.00%	35,592.00	21,000.00	(14,592.00)	-69.49%
Exterminating - CAM	170.00	100.00	(70.00)	-70.00%	680.00	3,800.00	3,120.00	82.11%
HVAC - CAM	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Landscaping - CAM	958.00	987.00	29.00	2.94%	11,864.00	16,072.00	4,208.00	26.18%
Light Repairs & Supplies - CAM	265.00	625.00	360.00	57.60%	1,029.00	5,000.00	3,971.00	79.42%
Main Tools & Supplies - CAM	0.00	100.00	100.00	100.00%	0.00	800.00	800.00	100.00%
Painting & Decorating - CAM	0.00	1,000.00	1,000.00	100.00%	0.00	7,500.00	7,500.00	100.00%
Parking Lot Cleaning - CAM	1,928.00	1,983.00	55.00	2.77%	15,424.00	15,534.00	110.00	0.71%
Parking Lot Striping - CAM	0.00	0.00	0.00	0.00%	7,831.11	0.00	(7,831.11)	0.00%
Paving Repairs - CAM	0.00	0.00	0.00	0.00%	8,200.00	18,800.00	10,600.00	56.38%
Plumbing Repairs - CAM	0.00	2,700.00	2,700.00	100.00%	2,500.00	6,600.00	4,100.00	62.12%
Roofing Repairs - CAM	0.00	2,000.00	2,000.00	100.00%	7,685.00	16,500.00	8,815.00	53.42%

YTD Comparative Income Statement

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Std. Budget (STD), Cash

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Feb 2026	Feb 2026	Variance		Feb 2026	Feb 2026	Variance	
Signage - CAM	0.00	0.00	0.00	0.00%	0.00	30,300.00	30,300.00	100.00%
Snow Removal - CAM	0.00	15,000.00	15,000.00	100.00%	0.00	32,500.00	32,500.00	100.00%
Sprinkler Maintenance - CAM	0.00	0.00	0.00	0.00%	5,973.00	1,875.00	(4,098.00)	-218.56%
Trash Removal - CAM	1,280.00	5,200.00	3,920.00	75.38%	7,768.00	43,600.00	35,832.00	82.18%
Utilities/Electric-CAM	1,402.94	1,335.00	(67.94)	-5.09%	8,722.07	10,680.00	1,957.93	18.33%
Utilities/Gas - CAM	0.00	350.00	350.00	100.00%	0.00	2,800.00	2,800.00	100.00%
Utilities/Water & Sewer-CAM	217.88	60.00	(157.88)	-263.13%	1,743.04	480.00	(1,263.04)	-263.13%
TOTAL COMMON AREA MAINTENANCE	6,221.82	31,440.00	25,218.18	80.21%	115,336.22	239,241.00	123,904.78	51.79%
INSURANCE								
Insurance-General Liability	0.00	0.00	0.00	0.00%	0.00	20,003.28	20,003.28	100.00%
Insurance-Misc.	0.00	0.00	0.00	0.00%	0.00	1,012.44	1,012.44	100.00%
TOTAL INSURANCE	0.00	0.00	0.00		0.00	21,015.72	21,015.72	100.00%
REAL ESTATE TAXES								
Real Estate Tax Expense	0.00	0.00	0.00	0.00%	99,768.08	99,768.06	(0.02)	0.00%
TOTAL REAL ESTATE TAXES	0.00	0.00	0.00		99,768.08	99,768.06	(0.02)	0.00%
GENERAL & ADMINISTRATIVE								
Repairs - General	0.00	200.00	200.00	100.00%	41,148.00	1,600.00	(39,548.00)	-2471.75%
Repairs - HVAC	0.00	0.00	0.00	0.00%	1,498.00	5,498.00	4,000.00	72.75%
Utilities - Electric - G & A	1,003.20	945.00	(58.20)	-6.16%	6,963.16	7,560.00	596.84	7.89%
Utilities - Water - G & A	946.57	1,075.00	128.43	11.95%	7,770.34	8,600.00	829.66	9.65%
Utilities - Gas - G & A	152.95	210.00	57.05	27.17%	1,581.56	1,680.00	98.44	5.86%
Management Fees	6,000.00	6,264.65	264.65	4.22%	52,211.54	48,264.65	(3,946.89)	-8.18%
TOTAL GENERAL & ADMINISTRATIVE	8,102.72	8,694.65	591.93	6.81%	111,172.60	73,202.65	(37,969.95)	-51.87%

YTD Comparative Income Statement

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Std. Budget (STD), Cash

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Feb 2026	Feb 2026	Variance		Feb 2026	Feb 2026	Variance	
TOTAL EXPENSES	14,324.54	40,134.65	25,810.11	64.31%	326,276.90	433,227.43	106,950.53	24.69%
NET INCOME BEFORE DEBT SERVICE	133,463.11	116,801.59	16,661.52	14.26%	796,678.77	726,225.73	70,453.04	9.70%
CASH FLOW FROM OPERATIONS	133,463.11	116,801.59	16,661.52	14.26%	796,678.77	726,225.73	70,453.04	9.70%
CAPITAL EXPENSES								
Shopping Center Improvements	0.00	0.00	0.00	0.00%	(23,565.00)	(218,730.00)	195,165.00	89.23%
Leasing Commissions	0.00	0.00	0.00	0.00%	(14,002.06)	0.00	(14,002.06)	0.00%
Legal Leasing Fees	(1,444.94)	0.00	(1,444.94)	0.00%	(1,444.94)	0.00	(1,444.94)	0.00%
TOTAL CAPITAL EXPENSES	(1,444.94)	0.00	(1,444.94)		(39,012.00)	(218,730.00)	179,718.00	82.16%
RESERVES, ESCROWS AND ENTITY EXPENSES								
Utility Deposits	68.00	0.00	68.00	0.00%	68.00	0.00	68.00	0.00%
Bank Charges	(30.00)	(20.00)	(10.00)	-50.00%	(265.00)	(160.00)	(105.00)	-65.63%
Courier & Delivery Service	0.00	0.00	0.00	0.00%	(350.45)	(50.00)	(300.45)	-600.90%
Professional Fees	0.00	0.00	0.00	0.00%	0.00	(1,000.00)	1,000.00	100.00%
Legal Fees	0.00	0.00	0.00	0.00%	(3,591.00)	0.00	(3,591.00)	0.00%
TOTAL RESERVES, ESCROWS AND ENTITY EXPENSES	38.00	(20.00)	58.00	290.00%	(4,138.45)	(1,210.00)	(2,928.45)	-242.02%
INVESTMENT INCOME								
TOTAL INVESTMENT INCOME	0.00	0.00	0.00		0.00	0.00	0.00	
CASH FLOW BEFORE OTHER ADJUSTMENTS	132,056.17	116,781.59	15,274.58	13.08%	753,528.32	506,285.73	247,242.59	48.83%
OTHER ADJUSTMENTS								

YTD Comparative Income Statement
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Std. Budget (STD), Cash

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Feb 2026	Feb 2026	Variance		Feb 2026	Feb 2026	Variance	
A/R - Tenant Reimburseables	(1,020.73)	0.00	(1,020.73)	0.00%	533.66	0.00	533.66	0.00%
A/R - Other	0.00	0.00	0.00	0.00%	(36.25)	0.00	(36.25)	0.00%
TOTAL OTHER ADJUSTMENTS	(1,020.73)	0.00	(1,020.73)		497.41	0.00	497.41	
NET CASH FLOW	131,035.44	116,781.59	14,253.85	12.21%	754,025.73	506,285.73	247,740.00	48.93%
CAPITAL								
Capital - Distributions - P1	0.00	0.00	0.00	0.00%	(820,074.15)	0.00	(820,074.15)	0.00%
TOTAL CAPITAL	0.00	0.00	0.00		(820,074.15)	0.00	(820,074.15)	
NET CASH FLOW	131,035.44	116,781.59	14,253.85	12.21%	(66,048.42)	506,285.73	(572,334.15)	-113.05%

Year-To-Date Variance Report

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Std. Budget (STD) , Cash

	YTD Actual	YTD Budget			
	Feb 2026	Feb 2026	Variance \$	Var %	Variance Notes
RENTAL INCOME					
Guaranteed Minimum Rents	964,921.99	988,929.39	(24,007.40)	-2.43%	
Common Area Maintenance	84,237.14	85,557.16	(1,320.02)	-1.54%	
Insurance	13,853.38	13,709.82	143.56	1.05%	
Marketing and Promotion Fees	(3,522.55)	0.00	(3,522.55)	0.00%	
Miscellaneous - Tenant	3,500.00	3,360.00	140.00	4.17%	
Late Fees	1,210.59	0.00	1,210.59	0.00%	
Real Estate Taxes	58,978.28	67,896.79	(8,918.51)	-13.14%	Unfavorable variance is the result of a clerical error. Manassas Ballet Theatre pays their real estate tax bi-annually. The budget reflects one bi-annual payment in August 2025 and a full annual payment in February 2026.
PY- CAM Recoveries	(223.16)	0.00	(223.16)	0.00%	
TOTAL RENTAL INCOME	1,122,955.67	1,159,453.16	(36,497.49)	-3.15%	
TOTAL INCOME	1,122,955.67	1,159,453.16	(36,497.49)	-3.15%	
EXPENSES					
COMMON AREA MAINTENANCE					
Cleaning - CAM	325.00	5,400.00	5,075.00	93.98%	Favorable variance is due to timing. Funds for pressure washing will be utilized once we have favorable temperatures.
Dryvit, Carpentry & Mason - Cam	35,592.00	21,000.00	(14,592.00)	-69.49%	Unfavorable variance is the result of the Advance Auto Parts emergency facade repair.
Exterminating - CAM	680.00	3,800.00	3,120.00	82.11%	
Landscaping - CAM	11,864.00	16,072.00	4,208.00	26.18%	
Light Repairs & Supplies - CAM	1,029.00	5,000.00	3,971.00	79.42%	
Main Tools & Supplies - CAM	0.00	800.00	800.00	100.00%	
Painting & Decorating - CAM	0.00	7,500.00	7,500.00	100.00%	Favorable variance is the result of unused contingency. Bollard painting will commence once we have favorable temperatures.
Parking Lot Cleaning - CAM	15,424.00	15,534.00	110.00	0.71%	
Parking Lot Striping - CAM	7,831.11	0.00	(7,831.11)	0.00%	Unfavorable variance is due to timing. Work was originally budgeted for May, but was accelerated to address current

Year-To-Date Variance Report

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Std. Budget (STD) , Cash

	YTD Actual Feb 2026	YTD Budget Feb 2026	Variance \$	Var %	Variance Notes
Paving Repairs - CAM	8,200.00	18,800.00	10,600.00	56.38%	site conditions. Favorable variance is due to timing. First round of pothole repairs were recently completed. The next phase of potholes repairs are scheduled to be completed once we have favorable weather conditions.
Plumbing Repairs - CAM	2,500.00	6,600.00	4,100.00	62.12%	
Roofing Repairs - CAM	7,685.00	16,500.00	8,815.00	53.42%	Favorable variance is due to unused contingency.
Signage - CAM	0.00	30,300.00	30,300.00	100.00%	Favorable variance is due to timing. We are working with the vendor to ensure the new signs reflect Manassas PD's preferred wording.
Snow Removal - CAM	0.00	32,500.00	32,500.00	100.00%	Favorable variance is due to unprocessed invoices that needed to be corrected by the snow vendor.
Sprinkler Maintenance - CAM	5,973.00	1,875.00	(4,098.00)	-218.56%	
Trash Removal - CAM	7,768.00	43,600.00	35,832.00	82.18%	Favorable variance is primarily due to timing of the dumpster enclosure construction. This project is out to bid.
Utilities/Electric-CAM	8,722.07	10,680.00	1,957.93	18.33%	
Utilities/Gas - CAM	0.00	2,800.00	2,800.00	100.00%	
Utilities/Water & Sewer-CAM	1,743.04	480.00	(1,263.04)	-263.13%	
TOTAL COMMON AREA MAINTENANCE	115,336.22	239,241.00	123,904.78	51.79%	
INSURANCE					
Insurance-General Liability	0.00	20,003.28	20,003.28	100.00%	Favorable variance is due to timing. Budget anticipates processing the new premium in July. Ownership now directly processes the insurance premium. We have confirmed the new premium amount with ownership and the invoice will be processed in March.
Insurance-Misc.	0.00	1,012.44	1,012.44	100.00%	
TOTAL INSURANCE	0.00	21,015.72	21,015.72	100.00%	
REAL ESTATE TAXES					
Real Estate Tax Expense	99,768.08	99,768.06	(0.02)	0.00%	
TOTAL REAL ESTATE TAXES	99,768.08	99,768.06	(0.02)	0.00%	

Year-To-Date Variance Report

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Std. Budget (STD) , Cash

	YTD Actual Feb 2026	YTD Budget Feb 2026	Variance \$	Var %	Variance Notes
GENERAL & ADMINISTRATIVE					
Repairs - General	41,148.00	1,600.00	(39,548.00)	-2471.75%	Unfavorable variance is due to timing. An unbudgeted invoice for the shed removal behind Tony's Pizza, planned for the 2024-2025 budget year, was recently processed. Additionally, unbudgeted removal of the WonderKids' space equipment took place at the direction of ownership.
Repairs - HVAC	1,498.00	5,498.00	4,000.00	72.75%	
Utilities - Electric - G & A	6,963.16	7,560.00	596.84	7.89%	
Utilities - Water - G & A	7,770.34	8,600.00	829.66	9.65%	
Utilities - Gas - G & A	1,581.56	1,680.00	98.44	5.86%	
Management Fees	52,211.54	48,264.65	(3,946.89)	-8.18%	
TOTAL GENERAL & ADMINISTRATIVE	111,172.60	73,202.65	(37,969.95)	-51.87%	
TOTAL EXPENSES	326,276.90	433,227.43	106,950.53	24.69%	
NET INCOME BEFORE DEBT SERVICE	796,678.77	726,225.73	70,453.04	9.70%	
CASH FLOW FROM OPERATIONS	796,678.77	726,225.73	70,453.04	9.70%	
CAPITAL EXPENSES					
Shopping Center Improv	(23,565.00)	(218,730.00)	195,165.00	89.23%	Favorable variance is due to timing. Major CapEx projects were budgeted to be completed and paid in July. These projects are currently out to bid.
Leasing Commissions - RMC	(14,002.06)	0.00	(14,002.06)	0.00%	Unfavorable variance is the result of the unbudgeted leasing commission processed for the 7-Eleven renewal.
Legal Leasing Fees	(1,444.94)	0.00	(1,444.94)	0.00%	
TOTAL CAPITAL EXPENSES	(39,012.00)	(218,730.00)	179,718.00	82.16%	
RESERVES, ESCROWS AND ENTITY EXPENSES					
Utility Deposits	68.00	0.00	68.00	0.00%	

Year-To-Date Variance Report

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Std. Budget (STD) , Cash

	YTD Actual Feb 2026	YTD Budget Feb 2026	Variance \$	Var %	Variance Notes
Bank Charges	(265.00)	(160.00)	(105.00)	-65.63%	
Courier & Delivery Service	(350.45)	(50.00)	(300.45)	-600.90%	
Professional Fees	0.00	(1,000.00)	1,000.00	100.00%	
Legal	(3,591.00)	0.00	(3,591.00)	0.00%	
TOTAL RESERVES, ESCROWS AND ENTITY EXPENSES	(4,138.45)	(1,210.00)	(2,928.45)	-242.02%	
INVESTMENT INCOME					
TOTAL INVESTMENT INCOME	0.00	0.00	0.00		
CASH FLOW BEFORE OTHER ADJUSTMENTS	753,528.32	506,285.73	247,242.59	48.83%	
OTHER ADJUSTMENTS					
A/R - Tenant Reimbursables	533.66	0.00	533.66	0.00%	
A/R - Other	(36.25)	0.00	(36.25)	0.00%	
TOTAL OTHER ADJUSTMENTS	497.41	0.00	497.41		
NET CASH FLOW	754,025.73	506,285.73	247,740.00	48.93%	
CAPITAL					
Capital - Distributions - P1	(820,074.15)	0.00	(820,074.15)	0.00%	Unfavorable variance is the result of a wire transfer completed at the direction of ownership to purchase the Salhi property.
TOTAL CAPITAL	(820,074.15)	0.00	(820,074.15)		
NET CASH FLOW	(66,048.42)	506,285.73	(572,334.15)	-113.05%	

Trial Balance
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

As of 2/28/2026

Cash

Report includes an open period. Entries are not final.

Account	Description	Current Period		Year-To-Date	
		Debits	Credits	Debit Balance	Credit Balance
	BALANCE SHEET				
10010-000	Cash - Operating	131,035.44	0.00	771,842.62	0.00
11110-000	A/R - Tenant Reimbursables	1,020.73	0.00	3,766.24	0.00
11210-000	A/R - Other		0.00	63.25	0.00
12610-000	Utility Deposits		68.00	0.00	0.00
30030-000	Building		0.00	16,070,018.98	0.00
30040-000	Shopping Center Improv		0.00	51,716.70	0.00
30109-000	Leasing Commissions - RMC		0.00	14,002.06	0.00
30115-000	Legal Leasing Fees	1,444.94	0.00	1,582.44	0.00
40110-000	Accounts Payable - RMC		0.00	0.00	6,000.00
40410-000	Security Deposits Payable		0.00	0.00	70,758.25
60075-000	Capital - Contributions - P1		0.00	0.00	16,006,164.92
60079-000	Capital - Distributions - P1		0.00	1,020,265.96	0.00
72000-000	Retained Earnings		0.00	0.00	1,057,862.76
	INCOME STATEMENT				
80010-000	Guaranteed Minimum Rents		124,695.81	0.00	964,921.99
80030-000	Common Area Maintenance		13,010.49	0.00	84,237.14
80030-500	PY- CAM Recoveries		0.00	223.16	0.00
80050-000	Insurance		951.25	0.00	13,853.38
80060-000	Real Estate Taxes		8,927.49	0.00	58,978.28
80065-000	Marketing and Promotion Fees		0.00	3,522.55	0.00
80120-000	Miscellaneous - Tenant		100.00	0.00	3,500.00
80130-000	Late Fees		102.61	0.00	1,210.59
90100-000	Cleaning - CAM		0.00	325.00	0.00
90110-000	Dryvit, Carpentry & Mason - Cam		0.00	35,592.00	0.00
90140-000	Exterminating - CAM	170.00	0.00	680.00	0.00
90190-000	Landscaping - CAM	958.00	0.00	11,864.00	0.00
90200-000	Light Repairs & Supplies - CAM	265.00	0.00	1,029.00	0.00
90230-000	Parking Lot Cleaning - CAM	1,928.00	0.00	15,424.00	0.00
90240-000	Parking Lot Striping - CAM		0.00	7,831.11	0.00
90250-000	Paving Repairs - CAM		0.00	8,200.00	0.00
90260-000	Plumbing Repairs - CAM		0.00	2,500.00	0.00
90270-000	Roofing Repairs - CAM		0.00	7,685.00	0.00
90305-000	Sprinkler Maintenance - CAM		0.00	5,973.00	0.00
90320-000	Trash Removal - CAM	1,280.00	0.00	7,768.00	0.00
90340-000	Utilities/Electric-CAM	1,402.94	0.00	8,722.07	0.00
90360-000	Utilities/Water & Sewer-CAM	217.88	0.00	1,743.04	0.00
93010-000	Real Estate Tax Expense		0.00	99,768.08	0.00
94040-000	Bank Charges	30.00	0.00	265.00	0.00
94080-000	Courier & Delivery Service		0.00	350.45	0.00
94180-000	Legal		0.00	3,591.00	0.00
94210-000	Management Fees	6,000.00	0.00	52,211.54	0.00
94609-000	Repairs - General		0.00	41,148.00	0.00
94610-000	Repairs - HVAC		0.00	1,498.00	0.00
94701-000	Utilities - Electric - G & A	1,003.20	0.00	6,963.16	0.00
94702-000	Utilities - Water - G & A	946.57	0.00	7,770.34	0.00
94703-000	Utilities - Gas - G & A	152.95	0.00	1,581.56	0.00

Trial Balance
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

As of 2/28/2026

Cash

Report includes an open period. Entries are not final.

Account	Description	Current Period		Year-To-Date	
		Debits	Credits	Debit Balance	Credit Balance
	</				

Balance Sheet

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Cash

Report includes an open period

Account	Feb 2026	
ASSETS		
CASH		
Cash - Operating	771,842.62	
TOTAL CASH	771,842.62	
ACCOUNTS RECEIVABLE		
A/R - Tenant Reimburseables	3,766.24	
A/R - Other	63.25	
TOTAL ACCOUNTS RECEIVABLE	3,829.49	
OTHER ASSETS		
Building	16,070,018.98	
Shopping Center Improv	51,716.70	
Legal Leasing Fees	1,582.44	
Leasing Commissions	14,002.06	
TOTAL OTHER ASSETS	16,137,320.18	
TOTAL ASSETS	16,912,992.29	
LIABILITIES		
ACCOUNTS PAYABLE		
Accounts Payable - RMC	6,000.00	
TOTAL ACCOUNTS PAYABLE	6,000.00	
DEPOSITS PAYABLE		
Security Deposits Payable	70,758.25	
TOTAL DEPOSITS PAYABLE	70,758.25	
TOTAL LIABILITIES	76,758.25	
EQUITY		
Capital - Contributions - P1	16,006,164.92	
Capital - Distributions - P1	(1,020,265.96)	
Retained Earnings	1,850,335.08	
TOTAL EQUITY	16,836,234.04	
TOTAL LIABILITIES AND EQUITY	16,912,992.29	

General Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 - 02/26

Cash

Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
10010-000		Cash - Operating						Balance Forward			640,807.18
152001	02/26	1/27/2026	AL	139824	@			City of Manassas Acct#990398948001 11/7-12/5 9028 Mathis Ave	100.93	0.00	640,908.11
152001	02/26	2/4/2026	AL	140790	@			American Disposal Acct#6319311967 February Trash	0.00	290.00	640,618.11
152001	02/26	2/16/2026	AL	140791	@			City of Manassas Acct#216325350030006 12/19-1/22	0.00	39.09	640,579.02
152001	02/26	2/24/2026	AL	140792	@			City of Manassas Acct#990398948001 12/5-1/8/26	0.00	100.93	640,478.09
152001	02/26	2/6/2026	AP	338944	@			A/P Cash Disbursed for checks 190-190	0.00	225.00	640,253.09
152001	02/26	2/9/2026	AP	339092	@			A/P Cash Disbursed for checks 191-194	0.00	6,830.00	633,423.09
152001	02/26	2/13/2026	AP	339698	@			A/P Cash Disbursed for checks 195-196	0.00	1,123.00	632,300.09
152001	02/26	2/20/2026	AP	340171	@			A/P Cash Disbursed for checks 197-197	0.00	1,444.94	630,855.15
152001	02/26	2/26/2026	AP	340558	@			A/P Cash Disbursed for checks 198-199	0.00	2,358.00	628,497.15
152001	02/26	2/27/2026	AP	340860	@			A/P Cash Disbursed for checks 0-0	0.00	39.09	628,458.06
152001	02/26	2/27/2026	AP	340865	@			A/P Cash Disbursed for checks 0-0	0.00	4,368.31	624,089.75
152001	02/26	2/27/2026	AP	340917	@			A/P Cash Disbursed for checks 0-0	0.00	4.78	624,084.97
152001	02/26	2/6/2026	BR	140510	@			Bank Adjustments for Bank UNI0005	0.00	15.00	624,069.97
152001	02/26	2/9/2026	BR	140511	@			Bank Adjustments for Bank UNI0005	0.00	15.00	624,054.97
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 595028 Cash Recpt BRR Rent	3,148.60	0.00	627,203.57
152001	02/26	2/2/2026	CM	337919	@			000552 00255651 A012726 Cash Recpt BRR Rent	7,778.92	0.00	634,982.49
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 595028 Cash Recpt CAM Common Area Maintenance	176.89	0.00	635,159.38
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 595028 Cash Recpt INS Insurance	21.36	0.00	635,180.74
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 595028 Cash Recpt RET Real Estate Taxes	176.36	0.00	635,357.10
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 595028 Paymnt Rev PPD Prepaid Rent	0.00	3,500.00	631,857.10
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 7549 Paymnt Rev PPD Prepaid Rent	0.00	23.21	631,833.89
152001	02/26	2/2/2026	CM	337919	@			000552 00255651 A012726 Paymnt Rev PPD Prepaid Rent	0.00	7,778.92	624,054.97

General Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 - 02/26

Cash

Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
10010-000 - Cash - Operating (Continued)											
152001	02/26	2/2/2026	CM	337919	@			000552 00256059 A020226 Cash Recpt RET Real Estate Taxes	294.32	0.00	624,349.29
152001	02/26	2/2/2026	CM	337919	@			000091 00256092 443445 Cash Recpt BRR Rent	17,764.63	0.00	642,113.92
152001	02/26	2/2/2026	CM	337919	@			000091 00256092 443445 Cash Recpt CAM Common Area Maintenance	1,254.23	0.00	643,368.15
152001	02/26	2/2/2026	CM	337919	@			000091 00256092 443445 Cash Recpt INS Insurance	103.73	0.00	643,471.88
152001	02/26	2/2/2026	CM	337919	@			000091 00256092 443445 Cash Recpt RET Real Estate Taxes	1,034.70	0.00	644,506.58
152001	02/26	2/2/2026	CM	337919	@			CV2174 00256097 1042 Cash Recpt BRR Rent	1,562.20	0.00	646,068.78
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2159 Cash Recpt BRR Rent	2,290.71	0.00	648,359.49
152001	02/26	2/2/2026	CM	337919	@			CV2171 00256097 2606 Cash Recpt BRR Rent	5,691.95	0.00	654,051.44
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2154 Cash Recpt BRR Rent	430.10	0.00	654,481.54
152001	02/26	2/2/2026	CM	337919	@			CV2174 00256097 1042 Cash Recpt CAM Common Area Maintenance	428.58	0.00	654,910.12
152001	02/26	2/2/2026	CM	337919	@			CV2171 00256097 2606 Cash Recpt CAM Common Area Maintenance	1,309.81	0.00	656,219.93
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2154 Cash Recpt CAM Common Area Maintenance	244.98	0.00	656,464.91
152001	02/26	2/2/2026	CM	337919	@			CV2174 00256097 1042 Cash Recpt INS Insurance	15.18	0.00	656,480.09
152001	02/26	2/2/2026	CM	337919	@			CV2171 00256097 2606 Cash Recpt INS Insurance	98.62	0.00	656,578.71
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2154 Cash Recpt INS Insurance	10.82	0.00	656,589.53
152001	02/26	2/2/2026	CM	337919	@			CV2174 00256097 1042 Cash Recpt PPD Prepaid Rent	0.02	0.00	656,589.55
152001	02/26	2/2/2026	CM	337919	@			CV2171 00256097 2606 Cash Recpt PPD Prepaid Rent	173.80	0.00	656,763.35

General Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 - 02/26

Cash

Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
10010-000 - Cash - Operating (Continued)											
152001	02/26	2/2/2026	CM	337919	@			CV2171 00256097 2606 Cash Recpt RET Real Estate Taxes	936.37	0.00	657,699.72
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2154 Cash Recpt RET Real Estate Taxes	102.72	0.00	657,802.44
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2251 Paymnt Rev PPD Prepaid Rent	0.00	14.70	657,787.74
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2154 Paymnt Rev PPD Prepaid Rent	0.00	773.92	657,013.82
152001	02/26	2/3/2026	CM	338108	@			CV3361 00256196 6063251 Cash Recpt BRR Rent	0.01	0.00	657,013.83
152001	02/26	2/3/2026	CM	338108	@			CV3361 00256196 6063251 Paymnt Rev PPD Prepaid Rent	0.00	0.01	657,013.82
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Cash Recpt BRR Rent	10,962.50	0.00	667,976.32
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Cash Recpt CAM Common Area Maintenance	1,765.99	0.00	669,742.31
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Cash Recpt INS Insurance	141.86	0.00	669,884.17
152001	02/26	2/9/2026	CM	338535	@			000490 00256496 Cash Recpt LAT Late Fee	150.00	0.00	670,034.17
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Cash Recpt RET Real Estate Taxes	1,507.21	0.00	671,541.38
152001	02/26	2/9/2026	CM	338535	@			000490 00256496 Paymnt Rev LAT Late Fee	0.00	150.00	671,391.38
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Paymnt Rev PPD Prepaid Rent	0.00	13,868.53	657,522.85
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 A111025 Paymnt Rev PPD Prepaid Rent	0.00	509.03	657,013.82
152001	02/26	2/9/2026	CM	338535	@			001929 00256570 1008 Cash Recpt PPD Prepaid Rent	2,845.05	0.00	659,858.87
152001	02/26	2/9/2026	CM	338612	@			CV3361 00256664 2668789 Cash Recpt BRR Rent	8,767.70	0.00	668,626.57
152001	02/26	2/9/2026	CM	338612	@			CV3361 00256664 2668789 Cash Recpt CAM Common Area Maintenance	539.15	0.00	669,165.72
152001	02/26	2/9/2026	CM	338612	@			CV3361 00256664 2668789 Cash Recpt INS Insurance	35.24	0.00	669,200.96

General Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 - 02/26

Cash

Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
10010-000 - Cash - Operating (Continued)											
152001	02/26	2/9/2026	CM	338612	@			CV3361 00256664 2668789 Cash Recpt RET Real Estate Taxes	290.93	0.00	669,491.89
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A042925 Cash Recpt BRR Rent	11,204.87	0.00	680,696.76
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A020426 Cash Recpt CAM Common Area Maintenance	2,009.29	0.00	682,706.05
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A020426 Cash Recpt INS Insurance	88.74	0.00	682,794.79
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A020426 Cash Recpt PPD Prepaid Rent	9,726.42	0.00	692,521.21
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A020426 Cash Recpt RET Real Estate Taxes	842.54	0.00	693,363.75
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A042925 Paymnt Rev PPD Prepaid Rent	0.00	9,726.42	683,637.33
152001	02/26	2/11/2026	CM	338844	@			000490 00256550 4383 Cash Recpt BRR Rent	2,458.63	0.00	686,095.96
152001	02/26	2/11/2026	CM	338844	@			003424 00256550 A020526 Cash Recpt BRR Rent	4,000.00	0.00	690,095.96
152001	02/26	2/11/2026	CM	338844	@			002129 00256550 A020526 Cash Recpt BRR Rent	10,543.49	0.00	700,639.45
152001	02/26	2/11/2026	CM	338844	@			000490 00256550 4383 Cash Recpt CAM Common Area Maintenance	208.79	0.00	700,848.24
152001	02/26	2/11/2026	CM	338844	@			002129 00256550 A020526 Cash Recpt CAM Common Area Maintenance	1,516.71	0.00	702,364.95
152001	02/26	2/11/2026	CM	338844	@			000490 00256550 4383 Cash Recpt INS Insurance	9.22	0.00	702,374.17
152001	02/26	2/11/2026	CM	338844	@			002129 00256550 A020526 Cash Recpt INS Insurance	183.15	0.00	702,557.32
152001	02/26	2/11/2026	CM	338844	@			000490 00256550 4383 Cash Recpt RET Real Estate Taxes	87.55	0.00	702,644.87
152001	02/26	2/11/2026	CM	338844	@			002129 00256550 A020526 Cash Recpt RET Real Estate Taxes	1,449.10	0.00	704,093.97
152001	02/26	2/11/2026	CM	338844	@			000748 00256636 A020626 Cash Recpt BRR Rent	5,207.27	0.00	709,301.24

General Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 - 02/26

Cash

Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
10010-000 - Cash - Operating (Continued)											
152001	02/26	2/11/2026	CM	338844	@			000748 00256636 A020626 Cash Recpt CAM Common Area Maintenance	822.95	0.00	710,124.19
152001	02/26	2/11/2026	CM	338844	@			000748 00256636 A020626 Cash Recpt INS Insurance	43.61	0.00	710,167.80
152001	02/26	2/11/2026	CM	338844	@			000748 00256636 A020626 Cash Recpt RET Real Estate Taxes	345.08	0.00	710,512.88
152001	02/26	2/11/2026	CM	338844	@			CV2200 00256668 55599 Cash Recpt BRR Rent	2,019.95	0.00	712,532.83
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12527 Cash Recpt BRR Rent	1,319.15	0.00	713,851.98
152001	02/26	2/11/2026	CM	338844	@			002280 00256668 2678 Cash Recpt BRR Rent	7,033.95	0.00	720,885.93
152001	02/26	2/11/2026	CM	338844	@			CV2198 00256668 15675 Cash Recpt BRR Rent	2,588.00	0.00	723,473.93
152001	02/26	2/11/2026	CM	338844	@			CV2200 00256668 55599 Cash Recpt CAM Common Area Maintenance	197.44	0.00	723,671.37
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12527 Cash Recpt CAM Common Area Maintenance	210.29	0.00	723,881.66
152001	02/26	2/11/2026	CM	338844	@			002280 00256668 2678 Cash Recpt CAM Common Area Maintenance	366.89	0.00	724,248.55
152001	02/26	2/11/2026	CM	338844	@			CV2200 00256668 55599 Cash Recpt INS Insurance	8.72	0.00	724,257.27
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12527 Cash Recpt INS Insurance	11.14	0.00	724,268.41
152001	02/26	2/11/2026	CM	338844	@			002280 00256668 2678 Cash Recpt INS Insurance	27.80	0.00	724,296.21
152001	02/26	2/11/2026	CM	338844	@			CV2200 00256668 55599 Cash Recpt RET Real Estate Taxes	82.79	0.00	724,379.00
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12527 Cash Recpt RET Real Estate Taxes	66.97	0.00	724,445.97
152001	02/26	2/11/2026	CM	338844	@			002280 00256668 2678 Cash Recpt RET Real Estate Taxes	264.00	0.00	724,709.97
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12521 Cash Recpt RET Real Estate Taxes	21.21	0.00	724,731.18

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10010-000 - Cash - Operating (Continued)											
152001	02/26	2/11/2026	CM	338844	@			003758 00256668 15675 Cash Recpt STO Storage	100.00	0.00	724,831.18
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12521 Paymnt Rev PPD Prepaid Rent	0.00	21.21	724,809.97
152001	02/26	2/11/2026	CM	338844	@			CV2181 00256751 A020926 Cash Recpt BRR Rent	10,962.50	0.00	735,772.47
152001	02/26	2/11/2026	CM	338844	@			CV2181 00256751 A020926 Cash Recpt CAM Common Area Maintenance	1,765.99	0.00	737,538.46
152001	02/26	2/11/2026	CM	338844	@			CV2181 00256751 A020926 Cash Recpt INS Insurance	141.86	0.00	737,680.32
152001	02/26	2/11/2026	CM	338844	@			CV2181 00256751 A020926 Cash Recpt RET Real Estate Taxes	1,344.91	0.00	739,025.23
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Cash Recpt BRR Rent	2,459.00	0.00	741,484.23
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Cash Recpt CAM Common Area Maintenance	192.51	0.00	741,676.74
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Cash Recpt INS Insurance	10.20	0.00	741,686.94
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Cash Recpt LAT Late Fee	102.61	0.00	741,789.55
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Cash Recpt RET Real Estate Taxes	80.73	0.00	741,870.28
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Paymnt Rev PPD Prepaid Rent	0.00	2,845.05	739,025.23
152001	02/26	2/24/2026	CM	339666	@			002096 00257292 1765 Cash Recpt PPD Prepaid Rent	7,504.68	0.00	746,529.91
152001	02/26	2/24/2026	CM	339666	@			000552 00257366 A022426 Cash Recpt PPD Prepaid Rent	7,778.92	0.00	754,308.83
152001	02/26	2/27/2026	CM	339872	@			001170 00257513 2162 Cash Recpt PPD Prepaid Rent	3,094.03	0.00	757,402.86
152001	02/26	2/27/2026	CM	340136	@			000552 00257629 A022726 Cash Recpt PPD Prepaid Rent	294.32	0.00	757,697.18
152001	02/26	2/27/2026	CM	340136	@			CV3441 00257629 A022726 Cash Recpt PPD Prepaid Rent	14,145.44	0.00	771,842.62

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Account												
Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance	
10010-000 - Cash - Operating (Continued)												
** Account Totals									187,099.58	56,064.14	771,842.62	
11110-000	A/R - Tenant Reimburseables							Balance Forward			2,745.51	
152001	02/26	2/6/2026	AP	338944	@			City of Manassas 190 9166 07-11	225.00	0.00	2,970.51	
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A36001 02 9018 12/05-01/08	346.16	0.00	3,316.67	
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A36001 02 9018 12/05-01/08	449.57	0.00	3,766.24	
** Account Totals									1,020.73	0.00	3,766.24	
11210-000	A/R - Other							Balance Forward			63.25	
12610-000	Utility Deposits							Balance Forward			68.00	
152001	02/26	2/27/2026	AP	340917	@			Columbia Gas Of Virginia A10008 01 12/19-01/22 9018 Av	0.00	34.00	34.00	
152001	02/26	2/27/2026	AP	340917	@			Columbia Gas Of Virginia A10008 01 11/18-12/19 9018 Av	0.00	34.00	0.00	
** Account Totals									0.00	68.00	0.00	
30030-000	Building							Balance Forward			16,070,018.98	
30040-000	Shopping Center Improv							Balance Forward			51,716.70	
30109-000	Leasing Commissions - RMC							Balance Forward			14,002.06	
30115-000	Legal Leasing Fees							Balance Forward			137.50	
152001	02/26	2/20/2026	AP	340171	@			The Hirschel Group, P.C. 197 Boost Mobil-Ext	587.50	0.00	725.00	

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Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
30115-000 - Legal Leasing Fees (Continued)											
152001	02/26	2/20/2026	AP	340171	@			The Hirschel Group, P.C. Baldino's Lock- Ext	857.44	0.00	1,582.44
** Account Totals									1,444.94	0.00	1,582.44
40110-000 Accounts Payable - RMC Balance Forward -6,000.00											
152001	02/26	2/9/2026	AP	339092	@			Rappaport Management Co 194 Management Fee	6,000.00	0.00	0.00
152001	02/26	2/28/2026	CM	340554	@			003758 Managmnt Fee MGT Management Fee	0.00	6,000.00	-6,000.00
** Account Totals									6,000.00	6,000.00	-6,000.00
40410-000 Security Deposits Payable Balance Forward -70,758.25											
60075-000 Capital - Contributions - P1 Balance Forward -16,006,164.92											
60079-000 Capital - Distributions - P1 Balance Forward 1,020,265.96											
72000-000 Retained Earnings Balance Forward -1,057,862.76											
80010-000 Guaranteed Minimum Rents Balance Forward -840,226.18											
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 7549 Cash Recpt BRR Rent	0.00	23.21	-840,249.39
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 595028 Cash Recpt BRR Rent	0.00	3,125.39	-843,374.78
152001	02/26	2/2/2026	CM	337919	@			000552 00255651 A012726 Cash Recpt BRR Rent	0.00	7,778.92	-851,153.70
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 595028 Paymnt Rev PPD Prepaid Rent	3,500.00	0.00	-847,653.70
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 7549 Paymnt Rev PPD Prepaid Rent	23.21	0.00	-847,630.49

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Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
80010-000 - Guaranteed Minimum Rents (Continued)											
152001	02/26	2/2/2026	CM	337919	@			000552 00255651 A012726 Paymnt Rev PPD Prepaid Rent	7,778.92	0.00	-839,851.57
152001	02/26	2/2/2026	CM	337919	@			000091 00256092 443445 Cash Recpt BRR Rent	0.00	17,764.63	-857,616.20
152001	02/26	2/2/2026	CM	337919	@			CV2174 00256097 1042 Cash Recpt BRR Rent	0.00	1,562.20	-859,178.40
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2159 Cash Recpt BRR Rent	0.00	2,290.71	-861,469.11
152001	02/26	2/2/2026	CM	337919	@			CV2171 00256097 2606 Cash Recpt BRR Rent	0.00	5,691.95	-867,161.06
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2251 Cash Recpt BRR Rent	0.00	14.70	-867,175.76
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2154 Cash Recpt BRR Rent	0.00	415.40	-867,591.16
152001	02/26	2/2/2026	CM	337919	@			CV2174 00256097 1042 Cash Recpt PPD Prepaid Rent	0.00	0.02	-867,591.18
152001	02/26	2/2/2026	CM	337919	@			CV2171 00256097 2606 Cash Recpt PPD Prepaid Rent	0.00	173.80	-867,764.98
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2251 Paymnt Rev PPD Prepaid Rent	14.70	0.00	-867,750.28
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2154 Paymnt Rev PPD Prepaid Rent	773.92	0.00	-866,976.36
152001	02/26	2/3/2026	CM	338108	@			CV3361 00256196 6063251 Cash Recpt BRR Rent	0.00	0.01	-866,976.37
152001	02/26	2/3/2026	CM	338108	@			CV3361 00256196 6063251 Paymnt Rev PPD Prepaid Rent	0.01	0.00	-866,976.36
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Cash Recpt BRR Rent	0.00	10,962.50	-877,938.86
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Paymnt Rev PPD Prepaid Rent	13,868.53	0.00	-864,070.33
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 A111025 Paymnt Rev PPD Prepaid Rent	509.03	0.00	-863,561.30
152001	02/26	2/9/2026	CM	338535	@			001929 00256570 1008 Cash Recpt PPD Prepaid Rent	0.00	2,845.05	-866,406.35

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80010-000 - Guaranteed Minimum Rents (Continued)											
152001	02/26	2/9/2026	CM	338612	@			CV3361 00256664 2668789 Cash Recpt BRR Rent	0.00	8,767.70	-875,174.05
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A020426 Cash Recpt BRR Rent	0.00	1,478.45	-876,652.50
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A042925 Cash Recpt BRR Rent	0.00	9,726.42	-886,378.92
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A020426 Cash Recpt PPD Prepaid Rent	0.00	9,726.42	-896,105.34
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A042925 Paymnt Rev PPD Prepaid Rent	9,726.42	0.00	-886,378.92
152001	02/26	2/11/2026	CM	338844	@			000490 00256550 4383 Cash Recpt BRR Rent	0.00	2,458.63	-888,837.55
152001	02/26	2/11/2026	CM	338844	@			003424 00256550 A020526 Cash Recpt BRR Rent	0.00	4,000.00	-892,837.55
152001	02/26	2/11/2026	CM	338844	@			002129 00256550 A020526 Cash Recpt BRR Rent	0.00	10,543.49	-903,381.04
152001	02/26	2/11/2026	CM	338844	@			000748 00256636 A020626 Cash Recpt BRR Rent	0.00	5,207.27	-908,588.31
152001	02/26	2/11/2026	CM	338844	@			CV2200 00256668 55599 Cash Recpt BRR Rent	0.00	2,019.95	-910,608.26
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12527 Cash Recpt BRR Rent	0.00	1,319.15	-911,927.41
152001	02/26	2/11/2026	CM	338844	@			002280 00256668 2678 Cash Recpt BRR Rent	0.00	7,033.95	-918,961.36
152001	02/26	2/11/2026	CM	338844	@			CV2198 00256668 15675 Cash Recpt BRR Rent	0.00	2,588.00	-921,549.36
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12521 Paymnt Rev PPD Prepaid Rent	21.21	0.00	-921,528.15
152001	02/26	2/11/2026	CM	338844	@			CV2181 00256751 A020926 Cash Recpt BRR Rent	0.00	10,962.50	-932,490.65
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Cash Recpt BRR Rent	0.00	2,459.00	-934,949.65
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Paymnt Rev PPD Prepaid Rent	2,845.05	0.00	-932,104.60

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Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
80010-000 - Guaranteed Minimum Rents (Continued)											
152001	02/26	2/24/2026	CM	339666	@			002096 00257292 1765 Cash Recpt PPD Prepaid Rent	0.00	7,504.68	-939,609.28
152001	02/26	2/24/2026	CM	339666	@			000552 00257366 A022426 Cash Recpt PPD Prepaid Rent	0.00	7,778.92	-947,388.20
152001	02/26	2/27/2026	CM	339872	@			001170 00257513 2162 Cash Recpt PPD Prepaid Rent	0.00	3,094.03	-950,482.23
152001	02/26	2/27/2026	CM	340136	@			000552 00257629 A022726 Cash Recpt PPD Prepaid Rent	0.00	294.32	-950,776.55
152001	02/26	2/27/2026	CM	340136	@			CV3441 00257629 A022726 Cash Recpt PPD Prepaid Rent	0.00	14,145.44	-964,921.99
** Account Totals									39,061.00	163,756.81	-964,921.99
80030-000 Common Area Maintenance Balance Forward -71,226.65											
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 595028 Cash Recpt CAM Common Area Maintenance	0.00	176.89	-71,403.54
152001	02/26	2/2/2026	CM	337919	@			000091 00256092 443445 Cash Recpt CAM Common Area Maintenance	0.00	1,254.23	-72,657.77
152001	02/26	2/2/2026	CM	337919	@			CV2174 00256097 1042 Cash Recpt CAM Common Area Maintenance	0.00	84.88	-72,742.65
152001	02/26	2/2/2026	CM	337919	@			CV2174 00256097 1042 Cash Recpt CAM Common Area Maintenance	0.00	343.70	-73,086.35
152001	02/26	2/2/2026	CM	337919	@			CV2171 00256097 2606 Cash Recpt CAM Common Area Maintenance	0.00	1,309.81	-74,396.16
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2154 Cash Recpt CAM Common Area Maintenance	0.00	244.98	-74,641.14
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 A111025 Cash Recpt CAM Common Area Maintenance	0.00	350.73	-74,991.87
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Cash Recpt CAM Common Area Maintenance	0.00	1,415.26	-76,407.13
152001	02/26	2/9/2026	CM	338612	@			CV3361 00256664 2668789 Cash Recpt CAM Common Area Maintenance	0.00	539.15	-76,946.28
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A020426 Cash Recpt CAM Common Area Maintenance	0.00	2,009.29	-78,955.57

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80030-000 - Common Area Maintenance (Continued)											
152001	02/26	2/11/2026	CM	338844	@			000490 00256550 4383 Cash Recpt CAM Common Area Maintenance	0.00	208.79	-79,164.36
152001	02/26	2/11/2026	CM	338844	@			002129 00256550 A020526 Cash Recpt CAM Common Area Maintenance	0.00	1,516.71	-80,681.07
152001	02/26	2/11/2026	CM	338844	@			000748 00256636 A020626 Cash Recpt CAM Common Area Maintenance	0.00	822.95	-81,504.02
152001	02/26	2/11/2026	CM	338844	@			CV2200 00256668 55599 Cash Recpt CAM Common Area Maintenance	0.00	197.44	-81,701.46
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12527 Cash Recpt CAM Common Area Maintenance	0.00	210.29	-81,911.75
152001	02/26	2/11/2026	CM	338844	@			002280 00256668 2678 Cash Recpt CAM Common Area Maintenance	0.00	366.89	-82,278.64
152001	02/26	2/11/2026	CM	338844	@			CV2181 00256751 A020926 Cash Recpt CAM Common Area Maintenance	0.00	1,765.99	-84,044.63
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Cash Recpt CAM Common Area Maintenance	0.00	192.51	-84,237.14
** Account Totals									0.00	13,010.49	-84,237.14
80030-500 PY- CAM Recoveries											223.16
80050-000 Insurance											-12,902.13
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 595028 Cash Recpt INS Insurance	0.00	21.36	-12,923.49
152001	02/26	2/2/2026	CM	337919	@			000091 00256092 443445 Cash Recpt INS Insurance	0.00	103.73	-13,027.22
152001	02/26	2/2/2026	CM	337919	@			CV2174 00256097 1042 Cash Recpt INS Insurance	0.00	15.18	-13,042.40
152001	02/26	2/2/2026	CM	337919	@			CV2171 00256097 2606 Cash Recpt INS Insurance	0.00	98.62	-13,141.02
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2154 Cash Recpt INS Insurance	0.00	10.82	-13,151.84

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Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
80050-000 - Insurance (Continued)											
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Cash Recpt INS Insurance	0.00	141.86	-13,293.70
152001	02/26	2/9/2026	CM	338612	@			CV3361 00256664 2668789 Cash Recpt INS Insurance	0.00	35.24	-13,328.94
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A020426 Cash Recpt INS Insurance	0.00	88.74	-13,417.68
152001	02/26	2/11/2026	CM	338844	@			000490 00256550 4383 Cash Recpt INS Insurance	0.00	9.22	-13,426.90
152001	02/26	2/11/2026	CM	338844	@			002129 00256550 A020526 Cash Recpt INS Insurance	0.00	183.15	-13,610.05
152001	02/26	2/11/2026	CM	338844	@			000748 00256636 A020626 Cash Recpt INS Insurance	0.00	43.61	-13,653.66
152001	02/26	2/11/2026	CM	338844	@			CV2200 00256668 55599 Cash Recpt INS Insurance	0.00	8.72	-13,662.38
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12527 Cash Recpt INS Insurance	0.00	11.14	-13,673.52
152001	02/26	2/11/2026	CM	338844	@			002280 00256668 2678 Cash Recpt INS Insurance	0.00	27.80	-13,701.32
152001	02/26	2/11/2026	CM	338844	@			CV2181 00256751 A020926 Cash Recpt INS Insurance	0.00	141.86	-13,843.18
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Cash Recpt INS Insurance	0.00	10.20	-13,853.38
** Account Totals									0.00	951.25	-13,853.38
80050-500	PY- Insurance Recoveries							Balance Forward			0.00
80055-000	Legal Fee Income							Balance Forward			0.00
80060-000	Real Estate Taxes							Balance Forward			-50,050.79
152001	02/26	2/2/2026	CM	337919	@			000693 00255651 595028 Cash Recpt RET Real Estate Taxes	0.00	176.36	-50,227.15

General Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 - 02/26

Cash

Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
80060-000 - Real Estate Taxes (Continued)											
152001	02/26	2/2/2026	CM	337919	@			000552 00256059 A020226 Cash Recpt RET Real Estate Taxes	0.00	294.32	-50,521.47
152001	02/26	2/2/2026	CM	337919	@			000091 00256092 443445 Cash Recpt RET Real Estate Taxes	0.00	1,034.70	-51,556.17
152001	02/26	2/2/2026	CM	337919	@			CV2171 00256097 2606 Cash Recpt RET Real Estate Taxes	0.00	936.37	-52,492.54
152001	02/26	2/2/2026	CM	337919	@			001170 00256097 2154 Cash Recpt RET Real Estate Taxes	0.00	102.72	-52,595.26
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 A111025 Cash Recpt RET Real Estate Taxes	0.00	158.30	-52,753.56
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Cash Recpt RET Real Estate Taxes	0.00	1,346.91	-54,100.47
152001	02/26	2/9/2026	CM	338535	@			CV2181 00256496 B121025 Cash Recpt RET Real Estate Taxes	0.00	2.00	-54,102.47
152001	02/26	2/9/2026	CM	338612	@			CV3361 00256664 2668789 Cash Recpt RET Real Estate Taxes	0.00	290.93	-54,393.40
152001	02/26	2/11/2026	CM	338844	@			CV3441 00256449 A020426 Cash Recpt RET Real Estate Taxes	0.00	842.54	-55,235.94
152001	02/26	2/11/2026	CM	338844	@			000490 00256550 4383 Cash Recpt RET Real Estate Taxes	0.00	87.55	-55,323.49
152001	02/26	2/11/2026	CM	338844	@			002129 00256550 A020526 Cash Recpt RET Real Estate Taxes	0.00	1,449.10	-56,772.59
152001	02/26	2/11/2026	CM	338844	@			000748 00256636 A020626 Cash Recpt RET Real Estate Taxes	0.00	345.08	-57,117.67
152001	02/26	2/11/2026	CM	338844	@			CV2200 00256668 55599 Cash Recpt RET Real Estate Taxes	0.00	82.79	-57,200.46
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12527 Cash Recpt RET Real Estate Taxes	0.00	66.97	-57,267.43
152001	02/26	2/11/2026	CM	338844	@			002280 00256668 2678 Cash Recpt RET Real Estate Taxes	0.00	264.00	-57,531.43
152001	02/26	2/11/2026	CM	338844	@			000587 00256668 12521 Cash Recpt RET Real Estate Taxes	0.00	21.21	-57,552.64
152001	02/26	2/11/2026	CM	338844	@			CV2181 00256751 A020926 Cash Recpt RET Real Estate Taxes	0.00	1,344.91	-58,897.55

General Ledger

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 - 02/26

Cash

Report includes an open period

Account												
Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance	
80060-000 - Real Estate Taxes (Continued)												
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Cash Recpt RET Real Estate Taxes	0.00	80.73	-58,978.28	
** Account Totals									0.00	8,927.49	-58,978.28	
80060-500	PY - RTX Recoveries							Balance Forward			0.00	
80065-000	Marketing and Promotion Fees							Balance Forward			3,522.55	
80090-000	Billback Admin Fee Income							Balance Forward			0.00	
80120-000	Miscellaneous - Tenant							Balance Forward			-3,400.00	
152001	02/26	2/11/2026	CM	338844	@			003758 00256668 15675 Cash Recpt STO Storage	0.00	100.00	-3,500.00	
** Account Totals									0.00	100.00	-3,500.00	
80130-000	Late Fees							Balance Forward			-1,107.98	
152001	02/26	2/9/2026	CM	338535	@			000490 00256496 Cash Recpt LAT Late Fee	0.00	150.00	-1,257.98	
152001	02/26	2/9/2026	CM	338535	@			000490 00256496 Paymnt Rev LAT Late Fee	150.00	0.00	-1,107.98	
152001	02/26	2/13/2026	CM	339179	@			001929 00256941 1008 Cash Recpt LAT Late Fee	0.00	102.61	-1,210.59	
** Account Totals									150.00	252.61	-1,210.59	
81040-000	Interest Income							Balance Forward			0.00	
90100-000	Cleaning - CAM							Balance Forward			325.00	
90110-000	Dryvit, Carpentry & Mason - Cam							Balance Forward			35,592.00	

General Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

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Cash

Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
90140-000		Exterminating - CAM						Balance Forward			510.00
152001	02/26	2/9/2026	AP	339092	@			Dodson Bros. Exterminating Co., Inc 192 12/25 Pest control	85.00	0.00	595.00
152001	02/26	2/26/2026	AP	340558	@			Dodson Bros. Exterminating Co., Inc 198 01/26 Pest control	85.00	0.00	680.00
								** Account Totals	170.00	0.00	680.00
90190-000		Landscaping - CAM						Balance Forward			10,906.00
152001	02/26	2/13/2026	AP	339698	@			S.L.S. Landscaping, Inc 196 Feb Lawn Maint	958.00	0.00	11,864.00
								** Account Totals	958.00	0.00	11,864.00
90200-000		Light Repairs & Supplies - CAM						Balance Forward			764.00
152001	02/26	2/9/2026	AP	339092	@			CMI, Of Southern Virginia, Inc. 191 Check all site light	265.00	0.00	1,029.00
								** Account Totals	265.00	0.00	1,029.00
90220-000		Painting & Decorating - CAM						Balance Forward			0.00
90230-000		Parking Lot Cleaning - CAM						Balance Forward			13,496.00
152001	02/26	2/26/2026	AP	340558	@			Gettier Commercial Inc 199 02/26 CONTRACT	1,928.00	0.00	15,424.00
								** Account Totals	1,928.00	0.00	15,424.00
90240-000		Parking Lot Striping - CAM						Balance Forward			7,831.11

General Ledger
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Cash

Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
90250-000		Paving Repairs - CAM						Balance Forward			8,200.00
90260-000		Plumbing Repairs - CAM						Balance Forward			2,500.00
90270-000		Roofing Repairs - CAM						Balance Forward			7,685.00
90290-000		Signage - CAM						Balance Forward			0.00
90300-000		Snow Removal - CAM						Balance Forward			0.00
90305-000		Sprinkler Maintenance - CAM						Balance Forward			5,973.00
90320-000		Trash Removal - CAM						Balance Forward			6,488.00
152001	02/26	2/4/2026	AL	140790	@			American Disposal Acct#6319311967 February Trash	290.00	0.00	6,778.00
152001	02/26	2/9/2026	AP	339092	@			Gettier Commercial Inc 193 12/30 Bulk Trash	105.00	0.00	6,883.00
152001	02/26	2/9/2026	AP	339092	@			Gettier Commercial Inc 193 01/05 Bulk Trash	190.00	0.00	7,073.00
152001	02/26	2/9/2026	AP	339092	@			Gettier Commercial Inc 193 01/14/26 Trash Remov	185.00	0.00	7,258.00
152001	02/26	2/13/2026	AP	339698	@			Gettier Commercial Inc 195 1/27/26 - Bulk Trash	165.00	0.00	7,423.00
152001	02/26	2/26/2026	AP	340558	@			Gettier Commercial Inc 199 02/08/26 Trash	145.00	0.00	7,568.00
152001	02/26	2/26/2026	AP	340558	@			Gettier Commercial Inc 199 02/11/26 Bulk Trash	200.00	0.00	7,768.00
** Account Totals									1,280.00	0.00	7,768.00
90340-000		Utilities/Electric-CAM						Balance Forward			7,319.13
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A28001 02 9166 12/05-01/08	310.69	0.00	7,629.82

General Ledger

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

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Cash

Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
90340-000 - Utilities/Electric-CAM (Continued)											
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A32001 02 9166 12/06-01/09	506.80	0.00	8,136.62
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A50001022 9032 12/05-01/08	504.31	0.00	8,640.93
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A46001 02 9028 12/05-01/08	34.31	0.00	8,675.24
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A41001 02 9104#B 02/04/2026	46.83	0.00	8,722.07
** Account Totals									1,402.94	0.00	8,722.07
90360-000 Utilities/Water & Sewer-CAM Balance Forward 1,525.16											
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A35001 02 9110 12/05-01/08	217.88	0.00	1,743.04
** Account Totals									217.88	0.00	1,743.04
92027-000 Insurance-Misc. Balance Forward 0.00											
93010-000 Real Estate Tax Expense Balance Forward 99,768.08											
94020-000 Advertising & Promotion Balance Forward 0.00											
94030-000 Auto & Travel-Administrative Balance Forward 0.00											
94040-000 Bank Charges Balance Forward 235.00											
152001	02/26	2/6/2026	BR	140510	@			Bank Adjustments for Bank UNI0005	15.00	0.00	250.00
152001	02/26	2/9/2026	BR	140511	@			Bank Adjustments for Bank UNI0005	15.00	0.00	265.00
** Account Totals									30.00	0.00	265.00

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Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
94080-000		Courier & Delivery Service						Balance Forward			350.45
94180-000		Legal						Balance Forward			3,591.00
94185-100		Legal - Collections						Balance Forward			0.00
94210-000		Management Fees						Balance Forward			46,211.54
152001	02/26	2/28/2026	CM	340554	@			003758 Managmnt Fee MGT Management Fee	6,000.00	0.00	52,211.54
** Account Totals									6,000.00	0.00	52,211.54
94280-000		Professional Fees						Balance Forward			0.00
94609-000		Repairs - General						Balance Forward			41,148.00
94610-000		Repairs - HVAC						Balance Forward			1,498.00
94701-000		Utilities - Electric - G & A						Balance Forward			5,959.96
152001	02/26	1/27/2026	AL	139824	@			City of Manassas Acct#990398948001 11/7-12/5 9028 Mathis Ave	0.00	23.30	5,936.66
152001	02/26	2/24/2026	AL	140792	@			City of Manassas Acct#990398948001 12/5-1/8/26	23.30	0.00	5,959.96
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A48001 01 9028 11/07-12/05	23.30	0.00	5,983.26
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A8450010 9102 12/05-01/08	430.59	0.00	6,413.85
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A49001 02 9038 12/05-01/08	25.25	0.00	6,439.10
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A47001 02 9040 12/05-01/08	75.99	0.00	6,515.09
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A45001 02 9048 12/05-01/08	23.30	0.00	6,538.39

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Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
94701-000 - Utilities - Electric - G & A (Continued)											
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A43001 02 9137 12/09-01/12	59.64	0.00	6,598.03
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A43001 02 9026 12/05-01/08	23.30	0.00	6,621.33
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A42001022 9050 12/05-01/08	26.97	0.00	6,648.30
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A40001 02 9106 12/05-01/08	26.61	0.00	6,674.91
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A39001 02 9024 12/05-01/08	25.13	0.00	6,700.04
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A38001 02 9022 12/05-01/08	23.75	0.00	6,723.79
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A37001 02 9108 12/05-01/08	106.58	0.00	6,830.37
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A35001 02 9110 12/05-01/08	23.30	0.00	6,853.67
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A34001 02 9114 12/05-01/08	34.42	0.00	6,888.09
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A33001 02 9014 12/05-01/08	28.47	0.00	6,916.56
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A31001 02 12/05-01/08 9008	23.30	0.00	6,939.86
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A29001 02 9006 12/05-01/08	23.30	0.00	6,963.16
** Account Totals									1,026.50	23.30	6,963.16
94702-000 Utilities - Water - G & A Balance Forward 6,823.77											
152001	02/26	1/27/2026	AL	139824	@			City of Manassas Acct#990398948001 11/7-12/5 9028 Mathis Ave	0.00	77.63	6,746.14
152001	02/26	2/24/2026	AL	140792	@			City of Manassas Acct#990398948001 12/5-1/8/26	77.63	0.00	6,823.77
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A48001 01 9028 11/07-12/05	77.63	0.00	6,901.40

General Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 - 02/26

Cash

Report includes an open period

Account Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance
94702-000 - Utilities - Water - G & A (Continued)											
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A39001 02 9024 12/05-01/08	77.63	0.00	6,979.03
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A40001 02 9106 12/05-01/08	68.28	0.00	7,047.31
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A38001 02 9022 12/05-01/08	77.63	0.00	7,124.94
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A42001022 9050 12/05-01/08	40.23	0.00	7,165.17
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A43001 02 9026 12/05-01/08	77.63	0.00	7,242.80
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A37001 02 9108 12/05-01/08	68.28	0.00	7,311.08
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A45001 02 9048 12/05-01/08	49.58	0.00	7,360.66
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A46001 02 9028 12/05-01/08	28.05	0.00	7,388.71
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A34001 02 9114 12/05-01/08	49.58	0.00	7,438.29
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A47001 02 9040 12/05-01/08	28.05	0.00	7,466.34
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A33001 02 9014 12/05-01/08	58.93	0.00	7,525.27
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A49001 02 9038 12/05-01/08	58.93	0.00	7,584.20
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A31001 02 12/05-01/08 9008	58.93	0.00	7,643.13
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A8450010 9102 12/05-01/08	37.40	0.00	7,680.53
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A8460010 9102 12/05-01/08	30.88	0.00	7,711.41
152001	02/26	2/27/2026	AP	340865	@			City Of Manassas, Virginia A29001 02 9006 12/05-01/08	58.93	0.00	7,770.34
** Account Totals									1,024.20	77.63	7,770.34

General Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

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Cash

Report includes an open period

Account												
Entity	Period	Entry Date	Src	Ref	Site	Job	Dept	Description	Debit	Credit	Balance	
94703-000		Utilities - Gas - G & A						Balance Forward			1,428.61	
152001	02/26	2/16/2026	AL	140791	@			City of Manassas Acct#216325350030006 12/19-1/22	39.09	0.00	1,467.70	
152001	02/26	2/27/2026	AP	340860	@			Columbia Gas Of Virginia A50004 01 12/19-01/22 9108 Av	39.09	0.00	1,506.79	
152001	02/26	2/27/2026	AP	340865	@			Columbia Gas Of Virginia A30006 01 12/19-01/22 9028 Av	39.09	0.00	1,545.88	
152001	02/26	2/27/2026	AP	340865	@			Columbia Gas Of Virginia A30006 01 12/19-01/22 9028 Av	0.00	37.10	1,508.78	
152001	02/26	2/27/2026	AP	340917	@			Columbia Gas Of Virginia A10008 01 12/19-01/22 9018 Av	39.09	0.00	1,547.87	
152001	02/26	2/27/2026	AP	340917	@			Columbia Gas Of Virginia A10008 01 11/18-12/19 9018 Av	33.69	0.00	1,581.56	
** Account Totals									190.05	37.10	1,581.56	
** Grand Totals									249,268.82	249,268.82		

Rent Roll

Manassas Shopping Center EDA(BLDG:152001)

2/28/2026

Occupant Name	Suite ID	Rent Start	Rent Expire	GLA Sqft	Prorata %	Base Rent		Annual Rate PSF	Monthly Recovery	Current Rent		Security Deposit	% Rent Rate	Break Point	Prior 12 Month Sales	# of Sales Months
						Monthly Amount	Annual Amount			Monthly Amount	Annual Amount					

Vacant Suites

Vacant	10			2,916	1.57%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	11b			6,356	3.43%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	12			3,125	1.69%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	13			3,125	1.69%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	14			6,242	3.37%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	16			5,779	3.12%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	19			3,214	1.74%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	22			3,431	1.85%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	24			3,088	1.67%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	25			3,745	2.02%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	27			2,000	1.08%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	30			2,070	1.12%	0.00	0.00	0.00	0.00	0.00	0	0.00				
Vacant	35			168	0.09%	0.00	0.00	0.00	0.00	0.00	0	0.00				

Occupied Suites

7-Eleven #34643	01	12/28/2010	12/31/2030	3,262	1.76%	7,778.92	93,347.04	28.62	294.32	8,073.24	96,878.88	0.00			0	0
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CAM Billed Annually
INS Billed Annually
294.32 RET

The Furniture House	02	7/31/2017	3/31/2028	16,138	8.71%	10,543.49	126,521.88	7.84	3,148.96	13,692.45	164,309.40	14,994.89			351,350	12
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1,516.71 CAM
183.15 INS
1,449.10 RET

Future Base Rent, CPI, POA and ADR Increases				
Income Code	Date	Monthly Amount	Annual Amount	PSF
BRR	4/1/2026	10,812.46	129,749.52	8.04
BRR	4/1/2027	11,081.43	132,977.16	8.24

Advance Auto Parts #9035	03	2/1/2009	1/31/2035	11,523	6.22%	17,764.63	213,175.56	18.50	2,392.66	20,157.29	241,887.48	0.00			3,460,575	12
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1,254.23 CAM
103.73 INS
1,034.70 RET

Future Base Rent, CPI, POA and ADR Increases				
Income Code	Date	Monthly Amount	Annual Amount	PSF
BRR	2/1/2030	20,424.52	245,094.24	21.27

Rent Roll

Manassas Shopping Center EDA(BLDG:152001)

2/28/2026

Occupant Name	Suite ID	Rent Start	Rent Expire	GLA Sqft	Prorata %	Base Rent		Annual Rate PSF	Monthly Recovery	Current Rent		Security Deposit	% Rent Rate	Break Point	Prior 12 Month Sales	# of Sales Months
						Monthly Amount	Annual Amount			Monthly Amount	Annual Amount					

Virginia ABC #133

04 6/1/2006 5/31/2027 3,240 1.75% 8,767.70 105,212.40 32.47 865.32 9,633.02 115,596.24 0.00 0 0

Options

Option Type	Notice Date	Option Date	Term	Notes
Option to Renew	11/30/2026	6/1/2027	36	Lease, Sect. 1.01, 2.03; TT may exercise the 2nd of 2, 3-year options by giving LL written notice NLT 6 months prior to the expiration of the current term.
				6/1/2027-5/31/2028: \$109,462.92 annually; \$9,121.91 monthly; \$33.78 PSF
				6/1/2028-5/31/2029: \$111,652.20 annually; \$9,304.35 monthly; \$34.46 PSF
				6/1/2029-5/31/2030: \$113,885.28 annually; \$9,490.44 monthly; \$35.15 PSF

539.15 CAM
35.24 INS
290.93 RET

Future Base Rent, CPI, POA and ADR Increases				
Income Code	Date	Monthly Amount	Annual Amount	PSF
BRR	6/1/2026	8,943.05	107,316.60	33.12

Rice Hardware

05 11/1/1992 6/30/2033 10,428 5.63% 5,691.95 68,303.40 6.55 2,344.80 8,036.75 96,441.00 7,542.92 961,355 10

Options

Option Type	Notice Date	Option Date	Term	Notes
Option to Renew	6/30/2032	7/1/2033	60	Assignment And Assumption of Lease, Sect. 8; TT may exercise 1, 5-year option by giving LL written notice NET 16 months and NLT 12 months prior to the expiration of the current term.
				7/1/2033-6/30/2034: \$86,448.12 annually; \$7,204.01 monthly; \$8.29 PSF
				7/1/2034-6/30/2035: \$89,055.12 annually; \$7,421.26 monthly; \$8.54 PSF
				7/1/2035-6/30/2036: \$91,766.40 annually; \$7,647.20 monthly; \$8.80 PSF
				7/1/2036-6/30/2037: \$94,477.68 annually; \$7,873.14 monthly; \$9.06 PSF
				7/1/2037-6/30/2038: \$97,293.24 annually; \$8,107.77 monthly; \$9.33 PSF

1,309.81 CAM
98.62 INS
936.37 RET

Future Base Rent, CPI, POA and ADR Increases				
Income Code	Date	Monthly Amount	Annual Amount	PSF
BRR	7/1/2026	5,865.75	70,389.00	6.75
BRR	7/1/2027	6,039.55	72,474.60	6.95
BRR	7/1/2028	6,222.04	74,664.48	7.16
BRR	7/1/2029	6,404.53	76,854.36	7.37
BRR	7/1/2030	6,595.71	79,148.52	7.59
BRR	7/1/2031	6,795.58	81,546.96	7.82
BRR	7/1/2032	6,995.45	83,945.40	8.05

Rent Roll

Manassas Shopping Center EDA(BLDG:152001)

2/28/2026

Occupant Name	Suite ID	Rent Start	Rent Expire	GLA Sqft	Prorata %	Base Rent		Annual Rate PSF	Monthly Recovery	Current Rent		Security Deposit	% Rent Rate	Break Point	Prior 12 Month Sales	# of Sales Months
						Monthly Amount	Annual Amount			Monthly Amount	Annual Amount					

Massage Therapy **06** 5/6/2013 5/31/2033 1,144 0.62% 2,720.81 32,649.72 28.54 358.52 3,079.33 36,951.96 2,225.08 87,800 12

244.98 CAM
10.82 INS
102.72 RET

Future Base Rent, CPI, POA and ADR Increases				
Income Code	Date	Monthly Amount	Annual Amount	PSF
BRR	6/1/2026	2,802.80	33,633.60	29.40
BRR	6/1/2027	2,886.69	34,640.28	30.28
BRR	6/1/2028	2,973.45	35,681.40	31.19
BRR	6/1/2029	3,063.06	36,756.72	32.13
BRR	6/1/2030	3,154.58	37,854.96	33.09
BRR	6/1/2031	3,248.96	38,987.52	34.08
BRR	6/1/2032	3,346.20	40,154.40	35.10

Fashion Hair Salon **07** 7/21/2010 7/31/2032 975 0.53% 2,458.63 29,503.56 30.26 305.56 2,764.19 33,170.28 1,837.06 459,877 12

208.79 CAM
9.22 INS
87.55 RET

Future Base Rent, CPI, POA and ADR Increases				
Income Code	Date	Monthly Amount	Annual Amount	PSF
BRR	8/1/2026	2,532.56	30,390.72	31.17
BRR	8/1/2027	2,608.94	31,307.28	32.11
BRR	8/1/2028	2,686.94	32,243.28	33.07
BRR	8/1/2029	2,767.38	33,208.56	34.06
BRR	8/1/2030	2,850.25	34,203.00	35.08
BRR	8/1/2031	2,935.56	35,226.72	36.13

Best Barber Shop **08** 11/1/2004 10/31/2021 1,605 0.87% 1,562.20 18,746.40 11.68 358.88 1,921.08 23,052.96 0.00 0 0

Options

Option Type	Notice Date	Option Date	Term	Notes
Month to Month Tenant	10/31/2021	11/1/2021	0	Tenant is Month-To-Month.

343.70 CAM
15.18 INS
RET Billed Semi-Annual

Molcajete Moya Restaurant **09** 9/21/2018 9/30/2028 2,940 1.59% 7,033.95 84,407.40 28.71 658.69 7,692.64 92,311.68 6,766.90 657,905 12

Rent Roll
Manassas Shopping Center EDA(BLDG:152001)

2/28/2026

Occupant Name	Suite ID	Rent Start	Rent Expire	GLA Sqft	Prorata %	Base Rent		Annual Rate PSF	Monthly Recovery	Current Rent		Security Deposit	% Rent Rate	Break Point	Prior 12 Month Sales	# of Sales Months
						Monthly Amount	Annual Amount			Monthly Amount	Annual Amount					

Future Base Rent, CPI, POA and ADR Increases				
Income Code	Date	Monthly Amount	Annual Amount	PSF
BRR	10/1/2026	7,173.60	86,083.20	29.28
BRR	10/1/2027	7,318.15	87,817.80	29.87

Family Dollar #28767	11a	9/24/2012	1/31/2031	8,374	4.52%	8,540.59	102,487.08	12.24	366.89 CAM	1,185.29	9,725.88	116,710.56	0.00		0	0
									27.80 INS							
									264.00 RET							

Fiesta Supermarket	15	11/1/1998	11/30/2029	15,000	8.10%	10,962.50	131,550.00	8.77	455.41 CAM	3,254.76	14,217.26	170,607.12	2,500.00		5,924,562	12
									208.38 INS							
									521.50 RET							

Neda Jewelers	17	9/1/2011	8/31/2026	982	0.53%	1,319.15	15,829.80	16.12	1,765.99 CAM	309.61	1,628.76	19,545.12	0.00		66,010	12
									141.86 INS							
									1,346.91 RET							

Boost Mobile	18	8/15/2016	8/31/2024	899	0.49%	2,652.05	31,824.60	35.40	210.29 CAM	283.44	2,935.49	35,225.88	5,000.00		69,192	12
									11.14 INS							
									88.18 RET							

Options				
<u>Option Type</u>	<u>Notice Date</u>	<u>Option Date</u>	<u>Term</u>	<u>Notes</u>
Month to Month Tenant	8/31/2024	9/1/2024	0	Tenant is Month-To-Month.

Big Coin Laundry	20	1/1/2017	6/30/2028	4,693	2.53%	6,546.74	78,560.88	16.74		1,470.75	8,017.49	96,209.88	6,405.95		840,973	12
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Rent Roll

Manassas Shopping Center EDA(BLDG:152001)

2/28/2026

Occupant Name	Suite ID	Rent Start	Rent Expire	GLA Sqft	Prorata %	Base Rent		Annual Rate PSF	Monthly Recovery	Current Rent		Security Deposit	% Rent Rate	Break Point	Prior 12 Month Sales	# of Sales Months
						Monthly Amount	Annual Amount			Monthly Amount	Annual Amount					

Future Base Rent, CPI, POA and ADR Increases				
Income Code	Date	Monthly Amount	Annual Amount	PSF
BRR	1/1/2027	6,675.79	80,109.48	17.07
BRR	1/1/2028	6,808.76	81,705.12	17.41

1,004.97 CAM
44.38 INS
421.40 RET

Options				
Option Type	Notice Date	Option Date	Term	Notes
Option to Renew	6/30/2027	7/1/2028	60	1st Amend, Sect. 13; TT may exercise 1, 5-year option by giving LL written notice NET 16 months and NLT 12 months prior to the expiration of the current term. 7/1/2028-6/30/2033: Market Rent, including annual rent escalations, but not less than 2% per annum (but in no event shall the annual Minimum Rent for the first Lease Year of the Second Extended Term be less than the Minimum Rent for the immediately preceding Lease Year increased by 2% (\$83,339.22 annually)).

The Furniture House (STG) 26 7/27/2023 7/26/2024 30,000 16.20% 4,000.00 48,000.00 1.60 4,000.00 48,000.00 0.00 0 0

Options				
Option Type	Notice Date	Option Date	Term	Notes
Month to Month Tenant	7/27/2024		0	Tenant is Month-To-Month. License Agreement.

Kids and Family Dental 28 3/19/2007 5/31/2027 9,383 5.07% 11,204.87 134,458.44 14.33 2,940.57 14,145.44 169,745.28 14,301.26 0 0

Future Base Rent, CPI, POA and ADR Increases				
Income Code	Date	Monthly Amount	Annual Amount	PSF

Rent Roll

Manassas Shopping Center EDA(BLDG:152001)

2/28/2026

Occupant Name	Suite ID	Rent Start	Rent Expire	GLA Sqft	Prorata %	Base Rent		Annual Rate PSF	Monthly Recovery	Current Rent		Security Deposit	% Rent Rate	Break Point	Prior 12 Month Sales	# of Sales Months
						Monthly Amount	Annual Amount			Monthly Amount	Annual Amount					

2,009.29 CAM
88.74 INS
842.54 RET

BRR	6/1/2026	11,431.62	137,179.44	14.62
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Options

Option Type	Notice Date	Option Date	Term	Notes
Option to Renew	8/31/2026	6/1/2027	60	4th Amend, Sect. II(3); TT may exercise 1, 5-year option by giving LL written notice NET 12 months and NLT 9 months prior to the expiration of the current term. LL to deliver notice of market rent within approx. 21 days of TT's option notice. If TT disagrees with LL's determination of market rent, then TT shall notify LL in writing of such objection within 10 days of notice received. 6/1/2027-5/31/2032: Market Rent, but in no event less than the Minimum Rent for the preceding LY increased by 3% annually (\$141,294.82 annually).

Manassas Ballet Theatre	29	4/1/2025	12/31/2025	4,841	2.61%					0.00	0.00	0.00			0	0
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Manassas Ballet Theatre	31	9/1/2002	8/31/2010	7,764	4.19%	2,588.00	31,056.00	4.00		2,588.00	31,056.00	0.00			0	0
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RET Billed Semi-Annual

Options

Option Type	Notice Date	Option Date	Term	Notes
Month to Month Tenant	8/31/2010	9/1/2010		Tenant is Month-To-Month.

Wu's Garden	32	2/1/2012	1/31/2027	3,843	2.08%	5,207.27	62,487.24	16.26	1,211.64	6,418.91	77,026.92	4,521.94			409,357	12
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822.95 CAM
43.61 INS
345.08 RET

Rent Roll

Manassas Shopping Center EDA(BLDG:152001)

2/28/2026

Occupant Name	Suite ID	Rent Start	Rent Expire	GLA Sqft	Prorata %	Base Rent		Annual Rate PSF	Monthly Recovery	Current Rent		Security Deposit	% Rent Rate	Break Point	Prior 12 Month Sales	# of Sales Months
						Monthly Amount	Annual Amount			Monthly Amount	Annual Amount					

Little Caesar's **33** 8/4/2011 8/31/2031 1,964 1.06% 3,188.23 38,258.76 19.48 374.61 3,562.84 42,754.08 3,332.26 0 0

Options

Option Type	Notice Date	Option Date	Term	Notes
Option to Renew	3/4/2031	9/1/2031	60	Lease Amend and Extension of Lease, Sect. 3-4; TT may exercise 1, 5-year option by giving LL written notice NLT 180 days prior to the expiration of the current term.
				9/1/2031-8/31/2032: \$43,090.16 annually; \$3,590.85 monthly; \$21.94 PSF
				9/1/2032-8/31/2033: \$43,954.32 annually; \$3,662.86 monthly; \$22.38 PSF
				9/1/2033-8/31/2034: \$44,838.12 annually; \$3,736.51 monthly; \$22.83 PSF
				9/1/2034-8/31/2035: \$45,741.56 annually; \$3,811.80 monthly; \$23.29 PSF
				9/1/2035-8/31/2036: \$46,664.64 annually; \$3,888.72 monthly; \$23.76 PSF

176.89 CAM
21.36 INS
176.36 RET

Income Code	Future Base Rent, CPI, POA and ADR Increases			
	Date	Monthly Amount	Annual Amount	PSF
BRR	9/1/2026	3,252.06	39,024.72	19.87
BRR	9/1/2027	3,317.52	39,810.24	20.27
BRR	9/1/2028	3,384.63	40,615.56	20.68
BRR	9/1/2029	3,451.73	41,420.76	21.09
BRR	9/1/2030	3,520.47	42,245.64	21.51

Baldino's Lock **34** 3/1/2003 2/28/2026 922 0.50% 2,019.95 24,239.40 26.29 288.95 2,308.90 27,706.80 1,329.99 307,157 12

197.44 CAM
8.72 INS
82.79 RET

Totals for : 152001

Occupied Sqft:	75.56%	21 Units	139,920	122,551.63	22,047.33	144,598.96	1,735,187.52	70,758
Leased/Unoccupied:		0 Units	0			0.00		
Vacant:	24.44%	13 Units	45,259			0		
Total:		34 Units	185,179	122,551.63				70,758

Rent Roll

Manassas Shopping Center EDA(BLDG:152001)

2/28/2026

Occupant Name	Suite ID	Rent Start	Rent Expire	GLA Sqft	Prorata %	Base Rent		Annual Rate PSF	Monthly Recovery	Current Rent		Security Deposit	% Rent Rate	Break Point	Prior 12 Month Sales	# of Sales Months
						Monthly Amount	Annual Amount			Monthly Amount	Annual Amount					

Grand Total:

Status	Occupancy	Units	Sqft	Base Rent		Monthly Cost Recovery	Current Rent		Security Deposit
				Monthly	Annual		Monthly	Annual	
Occupied:	75.56%	21	139,920	122,551.63	1,470,619.56	22,047.33	144,598.96	1,735,187.52	70,758.25
Leased/Unoccupied:		0	0				0.00	0.00	0.00
Vacant:	24.44%	13	45,259			0.00	0.00	0.00	0.00
Total:	100.00%	34	185,179	122,551.63	1,470,619.56	22,047.33	144,598.96	1,735,187.52	70,758.25

Aged Delinquencies Report

Manassas Shopping Center EDA (BLDG: 152001)

Report Period: 02/26

Aging By Delinquency Date

Invoice Date	Category	Src.	Amount	Current	1 Month	2 Months	3 Months	4 Months
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152001-000552 **7-Eleven #34643** **Suite Id: 01** **SQFT: 3,262** Day Due: 1 Delq Day: 0
Contact: 7-11 Accounting Customer Svc **Status: Current** Security Deposit: 0.00
(877) 711-4422 Master Occupant Id: Z0000546-1 Last Payment: 2/27/2026 294.32
Store Cat: 2nd Last Payment: 2/24/2026 7,778.92
Lease Begin Date: 12/28/2010 Occupancy Date: 10/11/2010
Lease Expire Date: 12/31/2030 Vacate Date:

Note Date Code User Id Note Text
2/5/2026 DELQ RMHKC90 TNR - For the cost of bulk trash removal.

1/1/2026	RET	Real Estate Taxes	CH	54.21	0.00	54.21	0.00	0.00	0.00
1/30/2026	PPD	Prepaid Rent	CR	-94.32	0.00	-94.32	0.00	0.00	0.00
2/5/2026	TNR	Tenant Reimbursement	CH	225.00	225.00	0.00	0.00	0.00	0.00
2/24/2026	PPD	Prepaid Rent	CR	-7,778.92	-7,778.92	0.00	0.00	0.00	0.00
2/27/2026	PPD	Prepaid Rent	CR	-294.32	-294.32	0.00	0.00	0.00	0.00

PPD	Prepaid Rent	-8,167.56	-8,073.24	-94.32	0.00	0.00	0.00
RET	Real Estate Taxes	54.21	0.00	54.21	0.00	0.00	0.00
TNR	Tenant Reimbursement	225.00	225.00	0.00	0.00	0.00	0.00

7-Eleven #34643 Total: **-7,888.35** **-7,848.24** **-40.11** **0.00** **0.00** **0.00**

152001-002129 **The Furniture House** **Suite Id: 02** **SQFT: 16,138** Day Due: 1 Delq Day: 5
Contact: Maged Elshaal **Status: Current** Security Deposit: 14,994.89
(703) 909-3262 Master Occupant Id: Z0002135-1 Last Payment: 2/5/2026 13,692.45
Store Cat: Anchor/Major 2nd Last Payment: 1/5/2026 13,692.45
Lease Begin Date: 5/2/2017 Occupancy Date: 5/2/2017
Lease Expire Date: 3/31/2028 Vacate Date:

2/5/2026	TNR	Tenant Reimbursement	CH	767.26	767.26	0.00	0.00	0.00	0.00
2/5/2026	TNR	Tenant Reimbursement	CH	796.84	796.84	0.00	0.00	0.00	0.00
2/5/2026	TNR	Tenant Reimbursement	CH	787.41	787.41	0.00	0.00	0.00	0.00

TNR	Tenant Reimbursement	2,351.51	2,351.51	0.00	0.00	0.00	0.00
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The Furniture House Total: **2,351.51** **2,351.51** **0.00** **0.00** **0.00** **0.00**

152001-000091 **Advance Auto Parts #9035** **Suite Id: 03** **SQFT: 11,523** Day Due: 10 Delq Day: 0
Contact: Courtney Dehart **Status: Current** Security Deposit: 0.00
(540) 561-1852 Master Occupant Id: ZCV2169-2 Last Payment: 3/3/2026 20,157.29
Store Cat: Anchor/Major 2nd Last Payment: 2/2/2026 20,157.29
Lease Begin Date: 1/4/1984 Occupancy Date:
Lease Expire Date: 1/31/2035 Vacate Date:

Note Date Code User Id Note Text
3/4/2026 DELQ RMHJC222 Notified TT that they have a remaining past due balance for the RET charge and requested an update on when payment can be expected.

1/1/2026	RET	Real Estate Taxes	CH	161.26	0.00	161.26	0.00	0.00	0.00
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RET	Real Estate Taxes	161.26	0.00	161.26	0.00	0.00	0.00
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Advance Auto Parts #9035 Total: **161.26** **0.00** **161.26** **0.00** **0.00** **0.00**

Aged Delinquencies Report

Manassas Shopping Center EDA (BLDG: 152001)

Report Period: 02/26

Aging By Delinquency Date

Invoice Date	Category			Src.	Amount	Current	1 Month	2 Months	3 Months	4 Months
152001-CV3361 Contact: Virginia ABC #133 Cathy Bersik (804) 204-2318 Suite Id: 04 Status: Current Master Occupant Id: ZCV3361-1 Store Cat: Pays In Arrears Lease Begin Date: 6/1/2006 Lease Expire Date: 5/31/2027 SQFT: 3,240 Day Due: 0 Delq Day: 30 Security Deposit: 0.00 Last Payment: 2/9/2026 9,633.02 2nd Last Payment: 1/14/2026 9,364.70 Occupancy Date: Vacate Date:										
2/1/2026	BRR	Rent	CH	8,767.70	8,767.70	0.00	0.00	0.00	0.00	0.00
2/1/2026	CAM	Common Area Maintenance	CH	539.15	539.15	0.00	0.00	0.00	0.00	0.00
2/1/2026	INS	Insurance	CH	35.24	35.24	0.00	0.00	0.00	0.00	0.00
2/1/2026	RET	Real Estate Taxes	CH	290.93	290.93	0.00	0.00	0.00	0.00	0.00
	BRR	Rent		8,767.70	8,767.70	0.00	0.00	0.00	0.00	0.00
	CAM	Common Area Maintenance		539.15	539.15	0.00	0.00	0.00	0.00	0.00
	INS	Insurance		35.24	35.24	0.00	0.00	0.00	0.00	0.00
	RET	Real Estate Taxes		290.93	290.93	0.00	0.00	0.00	0.00	0.00
Virginia ABC #133 Total:				9,633.02	9,633.02	0.00	0.00	0.00	0.00	0.00
152001-CV2171 Contact: Rice Hardware Sarah Pitkin Suite Id: 05 Status: Current Master Occupant Id: ZCV2171-1 Store Cat: Anchor/Major Lease Begin Date: 11/1/1992 Lease Expire Date: 6/30/2033 SQFT: 10,428 Day Due: 1 Delq Day: 1 Security Deposit: 7,542.92 Last Payment: 3/3/2026 8,210.55 2nd Last Payment: 2/2/2026 8,210.55 Occupancy Date: 11/1/1992 Vacate Date:										
1/6/2026	PPD	Prepaid Rent	CR	-173.80	0.00	-173.80	0.00	0.00	0.00	0.00
2/2/2026	PPD	Prepaid Rent	CR	-173.80	-173.80	0.00	0.00	0.00	0.00	0.00
	PPD	Prepaid Rent		-347.60	-173.80	-173.80	0.00	0.00	0.00	0.00
Rice Hardware Total:				-347.60	-173.80	-173.80	0.00	0.00	0.00	0.00
152001-001170 Contact: Massage Therapy Ling Zha (571) 292-1056 ext. s Suite Id: 06 Status: Current Master Occupant Id: Z0001182-1 Store Cat: Lease Begin Date: 3/18/2013 Lease Expire Date: 5/31/2033 SQFT: 1,144 Day Due: 1 Delq Day: 5 Security Deposit: 2,225.08 Last Payment: 2/27/2026 3,094.03 2nd Last Payment: 2/2/2026 2,290.71 Occupancy Date: 3/18/2013 Vacate Date:										
2/27/2026	PPD	Prepaid Rent	CR	-3,094.03	-3,094.03	0.00	0.00	0.00	0.00	0.00
	PPD	Prepaid Rent		-3,094.03	-3,094.03	0.00	0.00	0.00	0.00	0.00
Massage Therapy Total:				-3,094.03	-3,094.03	0.00	0.00	0.00	0.00	0.00
152001-CV2174 Contact: Best Barber Shop Chong Ye Cho (703) 408-1119 ext. w Suite Id: 08 Status: Current Master Occupant Id: ZCV2174-1 Store Cat: Month-To-Month Lease Begin Date: 11/1/2004 Lease Expire Date: 10/31/2021 SQFT: 1,605 Day Due: 1 Delq Day: 1 Security Deposit: 0.00 Last Payment: 3/4/2026 1,921.06 2nd Last Payment: 2/2/2026 2,005.98 Occupancy Date: 11/1/2004 Vacate Date:										
2/2/2026	PPD	Prepaid Rent	CR	-0.02	-0.02	0.00	0.00	0.00	0.00	0.00

Aged Delinquencies Report

Manassas Shopping Center EDA (BLDG: 152001)

Report Period: 02/26

Aging By Delinquency Date

Invoice Date	Category	Src.	Amount	Current	1 Month	2 Months	3 Months	4 Months
2/1/2026	CAM Common Area Maintenance	CH	192.51	192.51	0.00	0.00	0.00	0.00
2/1/2026	INS Insurance	CH	10.20	10.20	0.00	0.00	0.00	0.00
2/1/2026	RET Real Estate Taxes	CH	80.73	80.73	0.00	0.00	0.00	0.00
2/12/2026	LAT Late Fee	CH	150.00	150.00	0.00	0.00	0.00	0.00
	BRR Rent		2,652.05	2,652.05	0.00	0.00	0.00	0.00
	CAM Common Area Maintenance		192.51	192.51	0.00	0.00	0.00	0.00
	INS Insurance		10.20	10.20	0.00	0.00	0.00	0.00
	LAT Late Fee		197.39	150.00	47.39	0.00	0.00	0.00
	RET Real Estate Taxes		80.73	80.73	0.00	0.00	0.00	0.00
Boost Mobile Total:			3,132.88	3,085.49	47.39	0.00	0.00	0.00

152001-002096

Big Coin Laundry

Suite Id: 20

SQFT: 4,693

Day Due: 1

Delq Day: 5

Contact:

Hae Sook Paik-
(703) 314-9192

Status: Current

Security Deposit:

6,405.95

Master Occupant Id: Z0002105-1

Last Payment: 2/24/2026

7,504.68

Store Cat:

2nd Last Payment: 1/28/2026

7,504.68

Lease Begin Date: 1/1/2017

Occupancy Date:

Lease Expire Date: 6/30/2028

Vacate Date:

2/1/2026	CAM Common Area Maintenance	CH	559.84	559.84	0.00	0.00	0.00	0.00
2/1/2026	INS Insurance	CH	44.38	44.38	0.00	0.00	0.00	0.00
2/1/2026	RET Real Estate Taxes	CH	421.40	421.40	0.00	0.00	0.00	0.00
2/12/2026	LAT Late Fee	CH	150.00	150.00	0.00	0.00	0.00	0.00
2/24/2026	PPD Prepaid Rent	CR	-7,504.68	-7,504.68	0.00	0.00	0.00	0.00

CAM Common Area Maintenance			559.84	559.84	0.00	0.00	0.00	0.00
INS Insurance			44.38	44.38	0.00	0.00	0.00	0.00
LAT Late Fee			150.00	150.00	0.00	0.00	0.00	0.00
PPD Prepaid Rent			-7,504.68	-7,504.68	0.00	0.00	0.00	0.00
RET Real Estate Taxes			421.40	421.40	0.00	0.00	0.00	0.00
Big Coin Laundry Total:			-6,329.06	-6,329.06	0.00	0.00	0.00	0.00

152001-003424

The Furniture House (STG)

Suite Id: 26

SQFT: 30,000

Day Due: 1

Delq Day: 5

Contact:

Maged Elashaal
(703) 909-3262

Status: Current

Security Deposit:

0.00

Master Occupant Id: Z0003324-1

Last Payment: 2/5/2026

4,000.00

Store Cat: License Agreement

2nd Last Payment: 1/5/2026

4,000.00

Lease Begin Date: 7/27/2023

Occupancy Date: 7/27/2023

Lease Expire Date: 7/26/2024

Vacate Date:

1/1/2026	BRR Rent	CH	4,000.00	0.00	4,000.00	0.00	0.00	0.00
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BRR Rent			4,000.00	0.00	4,000.00	0.00	0.00	0.00
The Furniture House (STG) Total:			4,000.00	0.00	4,000.00	0.00	0.00	0.00

152001-CV3441

Kids and Family Dental

Suite Id: 28

SQFT: 9,383

Day Due: 1

Delq Day: 5

Contact:

Ryan Funnell
(720) 603-4768

Status: Current

Security Deposit:

14,301.26

Master Occupant Id: ZCV3441-1

Last Payment: 2/27/2026

14,145.44

Store Cat: Critical

2nd Last Payment: 2/4/2026

14,145.44

Lease Begin Date: 3/19/2007

Occupancy Date:

Lease Expire Date: 5/31/2027

Vacate Date:

12/29/2025	PPD Prepaid Rent	CR	-96.26	0.00	0.00	-96.26	0.00	0.00
2/4/2026	PPD Prepaid Rent	CR	-9,726.42	-9,726.42	0.00	0.00	0.00	0.00

Aged Delinquencies Report

Manassas Shopping Center EDA (BLDG: 152001)

Report Period: 02/26

Aging By Delinquency Date

Invoice Date	Category	Src.	Amount	Current	1 Month	2 Months	3 Months	4 Months
2/27/2026	PPD Prepaid Rent	CR	-14,145.44	-14,145.44	0.00	0.00	0.00	0.00
	PPD Prepaid Rent		-23,968.12	-23,871.86	0.00	-96.26	0.00	0.00
Kids and Family Dental Total:			-23,968.12	-23,871.86	0.00	-96.26	0.00	0.00
152001-CV2198 Contact: Manassas Ballet Theatre Amy Wolf (703) 368-6621 Suite Id: 31 Status: Current Master Occupant Id: ZCV2198-1 Store Cat: Month-To-Month Lease Begin Date: 9/1/2002 Lease Expire Date: 8/31/2010 SQFT: 7,764 Day Due: 1 Delq Day: 10 Security Deposit: 0.00 Last Payment: 3/4/2026 2,688.00 2nd Last Payment: 2/9/2026 2,588.00 Occupancy Date: Vacate Date:								
12/30/2025	PPD Prepaid Rent	CR	-1,501.52	0.00	0.00	-1,501.52	0.00	0.00
	PPD Prepaid Rent		-1,501.52	0.00	0.00	-1,501.52	0.00	0.00
Manassas Ballet Theatre Total:			-1,501.52	0.00	0.00	-1,501.52	0.00	0.00
152001-000693 Contact: Little Caesar's Jaidev Kang (559) 304-4480 Suite Id: 33 Status: Current Master Occupant Id: Z0000702-1 Store Cat: Lease Begin Date: 8/4/2011 Lease Expire Date: 8/31/2031 SQFT: 1,964 Day Due: 1 Delq Day: 7 Security Deposit: 3,332.26 Last Payment: 3/4/2026 3,500.00 2nd Last Payment: 1/30/2026 3,500.00 Occupancy Date: 4/6/2011 Vacate Date:								
2/1/2026	BRR Rent	CH	39.63	39.63	0.00	0.00	0.00	0.00
	BRR Rent		39.63	39.63	0.00	0.00	0.00	0.00
Little Caesar's Total:			39.63	39.63	0.00	0.00	0.00	0.00
	BRR Rent		23,999.97	19,999.97	4,000.00	0.00	0.00	0.00
	CAM Common Area Maintenance		1,746.91	1,746.91	0.00	0.00	0.00	0.00
	INS Insurance		298.20	298.20	0.00	0.00	0.00	0.00
	LAT Late Fee		541.91	494.52	47.39	0.00	0.00	0.00
	PPD Prepaid Rent		-44,583.53	-42,717.63	-268.12	-1,597.78	0.00	0.00
	RET Real Estate Taxes		1,725.68	1,314.56	411.12	0.00	0.00	0.00
	TNR Tenant Reimbursement		2,970.51	2,970.51	0.00	0.00	0.00	0.00
BLDG 152001 Total:			-13,300.35	-15,892.96	4,190.39	-1,597.78	0.00	0.00

Aged Delinquencies Report

Manassas Shopping Center EDA (BLDG: 152001)

Report Period: 02/26

Aging By Delinquency Date

Invoice Date	Category	Src.	Amount	Current	1 Month	2 Months	3 Months	4 Months
	BRR Rent		23,999.97	19,999.97	4,000.00	0.00	0.00	0.00
	CAM Common Area Maintenance		1,746.91	1,746.91	0.00	0.00	0.00	0.00
	INS Insurance		298.20	298.20	0.00	0.00	0.00	0.00
	LAT Late Fee		541.91	494.52	47.39	0.00	0.00	0.00
	PPD Prepaid Rent		-44,583.53	-42,717.63	-268.12	-1,597.78	0.00	0.00
	RET Real Estate Taxes		1,725.68	1,314.56	411.12	0.00	0.00	0.00
	TNR Tenant Reimbursement		2,970.51	2,970.51	0.00	0.00	0.00	0.00
Grand Total:			-13,300.35	-15,892.96	4,190.39	-1,597.78	0.00	0.00

CM Receivables Ledger

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Security Deposit Ending Balance through 02/26

02/26 through 02/26

Building	Lease	Date	Cat	Description	Src	Description	Debit	Credit	Balance	Receipt Desc	Invoice	Rcpt Type
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152001- 003758 **Manassas Ballet Theatre** **Suite ID:29** **Amy Wolfe** **(703) 257-1811** **Master Occp Id: 00003650-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
STO Storage	100.00	0.00	100.00	100.00	0.00	0.00	0.00	
Total:	100.00	0.00	100.00	100.00	0.00	0.00	0.00	0.00

152001- 000490 **Fashion Hair Salon** **Suite ID:07** **John Barros** **(703) 728-4274** **Master Occp Id: Z0000484-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	2,458.63	0.00	2,458.63	2,458.63	0.00	0.00	0.00	
CAM Common Area Maintenance	208.79	0.00	208.79	208.79	0.00	0.00	0.00	
INS Insurance	9.22	0.00	9.22	9.22	0.00	0.00	0.00	
RET Real Estate Taxes	87.55	0.00	87.55	87.55	0.00	0.00	0.00	
Total:	2,764.19	0.00	2,764.19	2,764.19	0.00	0.00	0.00	1,837.06

152001- 000552 **7-Eleven #34643** **Suite ID:01** **7-11 Accounting Customer Svc** **(877) 711-4422** **Master Occp Id: Z0000546-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	7,778.92	0.00	7,778.92	7,778.92	0.00	0.00	0.00	
PPD Prepaid Rent	0.00	-7,873.24	0.00	294.32	0.00	0.00	-8,167.56	
RET Real Estate Taxes	294.32	54.21	294.32	294.32	0.00	0.00	54.21	
TNR Tenant Reimbursement	0.00	0.00	225.00	0.00	0.00	0.00	225.00	
Total:	8,073.24	-7,819.03	8,298.24	8,367.56	0.00	0.00	-7,888.35	0.00

152001- 000587 **Neda Jewelers** **Suite ID:17** **FIROUZEH CHINISAZ** **(703) 618-9135** **Master Occp Id: Z0000578-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	1,319.15	0.00	1,319.15	1,319.15	0.00	0.00	0.00	
CAM Common Area Maintenance	210.29	0.00	210.29	210.29	0.00	0.00	0.00	
INS Insurance	11.14	0.00	11.14	11.14	0.00	0.00	0.00	

CM Receivables Ledger

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Security Deposit Ending Balance through 02/26

02/26 through 02/26

Building	Lease	Date	Cat	Description	Src	Description	Debit	Credit	Balance	Receipt	Invoice	Rcpt
										Desc		Type
PPD	Prepaid Rent			0.00	-21.21	0.00	-21.21	0.00	0.00	0.00		
RET	Real Estate Taxes			88.18	0.00	88.18	88.18	0.00	0.00	0.00		
TNR	Tenant Reimbursement			0.00	0.00	394.00	0.00	0.00	0.00	394.00		
Total:				1,628.76	-21.21	2,022.76	1,607.55	0.00	0.00	394.00		0.00

152001- 000693 *Little Caesar's* **Suite ID:33** *Jaidev Kang* **(559) 304-4480** **Master Occp Id: Z0000702-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	3,188.23	0.00	3,188.23	3,148.60	0.00	0.00	39.63	
CAM Common Area Maintenance	176.89	0.00	176.89	176.89	0.00	0.00	0.00	
INS Insurance	21.36	0.00	21.36	21.36	0.00	0.00	0.00	
PPD Prepaid Rent	0.00	-3,523.21	0.00	-3,523.21	0.00	0.00	0.00	
RET Real Estate Taxes	176.36	0.00	176.36	176.36	0.00	0.00	0.00	
Total:	3,562.84	-3,523.21	3,562.84	0.00	0.00	0.00	39.63	3,332.26

152001- 000718 *Family Dollar #28767* **Suite ID:11a** *Pamela McMurray* **(704) 814-5374** **Master Occp Id: Z0000726-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	8,540.59	0.00	8,540.59	0.00	0.00	0.00	8,540.59	
CAM Common Area Maintenance	455.41	0.00	455.41	0.00	0.00	0.00	455.41	
INS Insurance	208.38	0.00	208.38	0.00	0.00	0.00	208.38	
LAT Late Fee	0.00	0.00	194.52	0.00	0.00	0.00	194.52	
RET Real Estate Taxes	521.50	195.65	521.50	0.00	0.00	0.00	717.15	
Total:	9,725.88	195.65	9,920.40	0.00	0.00	0.00	10,116.05	0.00

152001- 000748 *Wu's Garden* **Suite ID:32** *Jian K Ni* **(703) 368-3888** **Master Occp Id: Z0000756-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	5,207.27	0.00	5,207.27	5,207.27	0.00	0.00	0.00	

CM Receivables Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Security Deposit Ending Balance through 02/26

02/26 through 02/26

Building	Lease	Date	Cat	Description	Src	Description	Debit	Credit	Balance	Receipt	Invoice	Rcpt
										Desc		Type
CAM	Common Area Maintenance			822.95	0.00	822.95	822.95	0.00	0.00	0.00		
INS	Insurance			43.61	0.00	43.61	43.61	0.00	0.00	0.00		
RET	Real Estate Taxes			345.08	0.00	345.08	345.08	0.00	0.00	0.00		
Total:				6,418.91	0.00	6,418.91	6,418.91	0.00	0.00	0.00		4,521.94

152001- 001170 **Massage Therapy** **Suite ID:06** **Ling Zha** **(571) 292-1056 ext. s** **Master Occp Id: Z0001182-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	2,720.81	0.00	2,720.81	2,720.81	0.00	0.00	0.00	
CAM Common Area Maintenance	244.98	0.00	244.98	244.98	0.00	0.00	0.00	
INS Insurance	10.82	0.00	10.82	10.82	0.00	0.00	0.00	
PPD Prepaid Rent	0.00	-788.62	0.00	2,305.41	0.00	0.00	-3,094.03	
RET Real Estate Taxes	102.72	0.00	102.72	102.72	0.00	0.00	0.00	
Total:	3,079.33	-788.62	3,079.33	5,384.74	0.00	0.00	-3,094.03	2,225.08

152001- 001929 **Boost Mobile** **Suite ID:18** **Hassan Ayoub** **(614) 975-7041** **Master Occp Id: Z0001942-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	2,652.05	2,459.00	2,652.05	2,459.00	0.00	0.00	2,652.05	
CAM Common Area Maintenance	192.51	192.51	192.51	192.51	0.00	0.00	192.51	
INS Insurance	10.20	10.20	10.20	10.20	0.00	0.00	10.20	
LAT Late Fee	0.00	150.00	150.00	102.61	0.00	0.00	197.39	
RET Real Estate Taxes	80.73	80.73	80.73	80.73	0.00	0.00	80.73	
Total:	2,935.49	2,892.44	3,085.49	2,845.05	0.00	0.00	3,132.88	5,000.00

152001- 002096 **Big Coin Laundry** **Suite ID:20** **Hae Sook Paik-** **(703) 314-9192** **Master Occp Id: Z0002105-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	6,546.74	-6,546.74	6,546.74	0.00	0.00	0.00	0.00	

CM Receivables Ledger

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Security Deposit Ending Balance through 02/26

02/26 through 02/26

Building	Lease	Date	Cat	Description	Src	Description	Debit	Credit	Balance	Receipt	Invoice	Rcpt
										Desc		Type
CAM	Common Area Maintenance			1,004.97	-445.13	1,004.97	0.00	0.00	0.00	559.84		
INS	Insurance			44.38	0.00	44.38	0.00	0.00	0.00	44.38		
LAT	Late Fee			0.00	0.00	150.00	0.00	0.00	0.00	150.00		
PPD	Prepaid Rent			0.00	0.00	0.00	7,504.68	0.00	0.00	-7,504.68		
RET	Real Estate Taxes			421.40	0.00	421.40	0.00	0.00	0.00	421.40		
Total:				8,017.49	-6,991.87	8,167.49	7,504.68	0.00	0.00	-6,329.06		6,405.95

152001- 002129 The Furniture House Suite ID:02 Maged Elshaal (703) 909-3262 Master Occp Id: Z0002135-1

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	10,543.49	0.00	10,543.49	10,543.49	0.00	0.00	0.00	
CAM Common Area Maintenance	1,516.71	0.00	1,516.71	1,516.71	0.00	0.00	0.00	
INS Insurance	183.15	0.00	183.15	183.15	0.00	0.00	0.00	
RET Real Estate Taxes	1,449.10	0.00	1,449.10	1,449.10	0.00	0.00	0.00	
TNR Tenant Reimbursement	0.00	0.00	2,351.51	0.00	0.00	0.00	2,351.51	
Total:	13,692.45	0.00	16,043.96	13,692.45	0.00	0.00	2,351.51	14,994.89

152001- 002169 Wonder Kids, Inc. Suite ID:14 So Jin Park (571) 208-9109 Master Occp Id: Z0002175-1
152001- 002280 Molcajete Moya Restaurant Suite ID:09 Kevin Arellano-Moya (703) 887-8003 Master Occp Id: Z0002216-1

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	7,033.95	0.00	7,033.95	7,033.95	0.00	0.00	0.00	
CAM Common Area Maintenance	366.89	0.00	366.89	366.89	0.00	0.00	0.00	
INS Insurance	27.80	0.00	27.80	27.80	0.00	0.00	0.00	
RET Real Estate Taxes	264.00	0.00	264.00	264.00	0.00	0.00	0.00	
Total:	7,692.64	0.00	7,692.64	7,692.64	0.00	0.00	0.00	6,766.90

152001- 003424 The Furniture House (STG) Suite ID:26 Maged Elashaal (703) 909-3262 Master Occp Id: Z0003324-1

CM Receivables Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Security Deposit Ending Balance through 02/26

02/26 through 02/26

Building	Lease	Date	Cat	Description	Src	Description	Debit	Credit	Balance	Receipt Desc	Invoice	Rcpt Type
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Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	4,000.00	4,000.00	4,000.00	4,000.00	0.00	0.00	4,000.00	
Total:	4,000.00	4,000.00	4,000.00	4,000.00	0.00	0.00	4,000.00	0.00

152001- 000091 **Advance Auto Parts #9035** **Suite ID:03** **Courtney Dehart** **(540) 561-1852** **Master Occp Id: ZCV2169-2**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	17,764.63	0.00	17,764.63	17,764.63	0.00	0.00	0.00	
CAM Common Area Maintenance	1,254.23	0.00	1,254.23	1,254.23	0.00	0.00	0.00	
INS Insurance	103.73	0.00	103.73	103.73	0.00	0.00	0.00	
RET Real Estate Taxes	1,034.70	161.26	1,034.70	1,034.70	0.00	0.00	161.26	
Total:	20,157.29	161.26	20,157.29	20,157.29	0.00	0.00	161.26	0.00

152001- CV2171 **Rice Hardware** **Suite ID:05** **Sarah Pitkin** **Master Occp Id: ZCV2171-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	5,691.95	0.00	5,691.95	5,691.95	0.00	0.00	0.00	
CAM Common Area Maintenance	1,309.81	0.00	1,309.81	1,309.81	0.00	0.00	0.00	
INS Insurance	98.62	0.00	98.62	98.62	0.00	0.00	0.00	
PPD Prepaid Rent	0.00	-173.80	0.00	173.80	0.00	0.00	-347.60	
RET Real Estate Taxes	936.37	0.00	936.37	936.37	0.00	0.00	0.00	
Total:	8,036.75	-173.80	8,036.75	8,210.55	0.00	0.00	-347.60	7,542.92

152001- CV2174 **Best Barber Shop** **Suite ID:08** **Chong Ye Cho** **(703) 408-1119 ext. w** **Master Occp Id: ZCV2174-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	1,562.20	0.00	1,562.20	1,562.20	0.00	0.00	0.00	

CM Receivables Ledger

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Security Deposit Ending Balance through 02/26

02/26 through 02/26

Building	Lease	Date	Cat	Description	Src	Description	Debit	Credit	Balance	Receipt	Invoice	Rcpt
										Desc		Type
CAM	Common Area Maintenance			343.70	84.88	343.70	428.58	0.00	0.00	0.00		
INS	Insurance			15.18	0.00	15.18	15.18	0.00	0.00	0.00		
PPD	Prepaid Rent			0.00	0.00	0.00	0.02	0.00	0.00	-0.02		
Total:				1,921.08	84.88	1,921.08	2,005.98	0.00	0.00	-0.02		0.00

152001- CV2181 **Fiesta Supermarket** **Suite ID:15** **Yung Lee** **(703) 393-1333** **Master Occp Id: ZCV2181-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	10,962.50	10,962.50	10,962.50	21,925.00	0.00	0.00	0.00	
CAM Common Area Maintenance	1,765.99	1,765.99	1,765.99	3,531.98	0.00	0.00	0.00	
INS Insurance	141.86	141.86	141.86	283.72	0.00	0.00	0.00	
PPD Prepaid Rent	0.00	-14,377.56	0.00	-14,377.56	0.00	0.00	0.00	
RET Real Estate Taxes	1,346.91	1,505.21	1,346.91	2,852.12	0.00	0.00	0.00	
Total:	14,217.26	-2.00	14,217.26	14,215.26	0.00	0.00	0.00	2,500.00

152001- CV2198 **Manassas Ballet Theatre** **Suite ID:31** **Amy Wolf** **(703) 368-6621** **Master Occp Id: ZCV2198-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	2,588.00	0.00	2,588.00	2,588.00	0.00	0.00	0.00	
PPD Prepaid Rent	0.00	-1,501.52	0.00	0.00	0.00	0.00	-1,501.52	
Total:	2,588.00	-1,501.52	2,588.00	2,588.00	0.00	0.00	-1,501.52	0.00

152001- CV2200 **Baldino's Lock** **Suite ID:34** **Brenda** **(571) 322-3683** **Master Occp Id: ZCV2200-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	2,019.95	0.00	2,019.95	2,019.95	0.00	0.00	0.00	
CAM Common Area Maintenance	197.44	0.00	197.44	197.44	0.00	0.00	0.00	
INS Insurance	8.72	0.00	8.72	8.72	0.00	0.00	0.00	
RET Real Estate Taxes	82.79	0.00	82.79	82.79	0.00	0.00	0.00	

CM Receivables Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Security Deposit Ending Balance through 02/26

02/26 through 02/26

Building	Lease	Date	Cat	Description	Src	Description	Debit	Credit	Balance	Receipt Desc	Invoice	Rcpt Type
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Total:		2,308.90	0.00	2,308.90	2,308.90	0.00	0.00	0.00	1,329.99
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152001- CV3361 **Virginia ABC #133** **Suite ID:04** **Cathy Bersik** **(804) 204-2318** **Master Occp Id: ZCV3361-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	8,767.70	8,767.70	8,767.71	8,767.71	0.00	0.00	8,767.70	
CAM Common Area Maintenance	539.15	539.15	539.15	539.15	0.00	0.00	539.15	
INS Insurance	35.24	35.24	35.24	35.24	0.00	0.00	35.24	
PPD Prepaid Rent	0.00	-0.01	0.00	-0.01	0.00	0.00	0.00	
RET Real Estate Taxes	290.93	290.93	290.93	290.93	0.00	0.00	290.93	
Total:	9,633.02	9,633.01	9,633.03	9,633.02	0.00	0.00	9,633.02	0.00

152001- CV3441 **Kids and Family Dental** **Suite ID:28** **Ryan Funnell** **(720) 603-4768** **Master Occp Id: ZCV3441-1**

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	11,204.87	0.00	11,204.87	11,204.87	0.00	0.00	0.00	
CAM Common Area Maintenance	2,009.29	0.00	2,009.29	2,009.29	0.00	0.00	0.00	
INS Insurance	88.74	0.00	88.74	88.74	0.00	0.00	0.00	
PPD Prepaid Rent	0.00	-9,822.68	0.00	14,145.44	0.00	0.00	-23,968.12	
RET Real Estate Taxes	842.54	0.00	842.54	842.54	0.00	0.00	0.00	
Total:	14,145.44	-9,822.68	14,145.44	28,290.88	0.00	0.00	-23,968.12	14,301.26

Totals MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)								
Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
BRR Rent	122,551.63	19,642.46	122,551.64	118,194.13	0.00	0.00	23,999.97	
CAM Common Area Maintenance	12,620.00	2,137.40	12,620.00	13,010.49	0.00	0.00	1,746.91	
INS Insurance	1,062.15	187.30	1,062.15	951.25	0.00	0.00	298.20	
LAT Late Fee	0.00	150.00	494.52	102.61	0.00	0.00	541.91	
PPD Prepaid Rent	0.00	-38,081.85	0.00	6,501.68	0.00	0.00	-44,583.53	

CM Receivables Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Security Deposit Ending Balance through 02/26

02/26 through 02/26

Building	Lease	Date	Cat	Description	Src	Description	Debit	Credit	Balance	Receipt Desc	Invoice	Rcpt Type
RET	Real Estate Taxes			8,365.18	2,287.99	8,365.18	8,927.49	0.00	0.00	1,725.68		
STO	Storage			100.00	0.00	100.00	100.00	0.00	0.00	0.00		
TNR	Tenant Reimbursement			0.00	0.00	2,970.51	0.00	0.00	0.00	2,970.51		
ENTITY Total:				144,698.96	-13,676.70	148,164.00	147,787.65	0.00	0.00	-13,300.35	70,758.25	

CM Receivables Ledger
MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

Security Deposit Ending Balance through 02/26

02/26 through 02/26

Building	Lease	Date	Cat	Description	Src	Description	Debit	Credit	Balance	Receipt Desc	Invoice	Rcpt Type
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Grand Totals:		Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
Category									
BRR	Rent	122,551.63	19,642.46	122,551.64	118,194.13	0.00	0.00	23,999.97	
CAM	Common Area Maintenance	12,620.00	2,137.40	12,620.00	13,010.49	0.00	0.00	1,746.91	
INS	Insurance	1,062.15	187.30	1,062.15	951.25	0.00	0.00	298.20	
LAT	Late Fee	0.00	150.00	494.52	102.61	0.00	0.00	541.91	
PPD	Prepaid Rent	0.00	-38,081.85	0.00	6,501.68	0.00	0.00	-44,583.53	
RET	Real Estate Taxes	8,365.18	2,287.99	8,365.18	8,927.49	0.00	0.00	1,725.68	
STO	Storage	100.00	0.00	100.00	100.00	0.00	0.00	0.00	
TNR	Tenant Reimbursement	0.00	0.00	2,970.51	0.00	0.00	0.00	2,970.51	
Grand Totals:		144,698.96	-13,676.70	148,164.00	147,787.65	0.00	0.00	-13,300.35	70,758.25

Gross Sales History Manassas Shopping Center EDA

For Period Ending: 6/30/2026

The Furniture House

Bldg Id-Lease Id: 152001-002129
Suite Id: 02

Rent Start Date: 7/31/2017
Expiration Date: 3/31/2028

Square Feet (GLA): 16138
Annual Minimum Rent: 129,749.52
Rent Per Sqft: 8.04

Reporting Frequency: Monthly
Sales Year End: July
Payments Due:

Rent & Recovery PSF: 10.38

Sales Type: GROSS

Current Annual Breakpoints:

Annual Sales:	Thru06/26	Thru06/25	Thru06/24	Thru06/23	Thru06/22
July RPT	14,531	46,197	56,671	75,999	45,258
August RPT	24,485	24,566	42,116	53,403	58,228
September RPT	42,039	55,853	34,353	73,949	65,737
October RPT	41,114	30,145	46,376	30,278	42,944
November RPT	13,978	21,203	44,660	56,198	44,100
December RPT	50,854	34,315	29,719	36,257	50,174
January RPT	37,953	36,546	32,899	54,950	30,194
February RPT	27,156	16,119	30,119	59,025	55,871
March	0	11,055	39,036	47,978	48,425
April	0	31,340	51,771	37,851	34,417
May	0	26,726	36,283	43,152	45,993
June	0	42,563	32,390	36,920	25,537
Annual Sales:	252,110	376,628	476,393	605,960	546,879
% Change:		-20.94%	-21.38%	10.80%	
Per Square Foot:	15.62	23.34	29.52	37.55	33.89
Occupancy Cost:	66.45%	44.48%	35.17%	27.65%	30.64%

Massage Therapy

Bldg Id-Lease Id: 152001-001170
Suite Id: 06

Rent Start Date: 5/6/2013
Expiration Date: 5/31/2033

Square Feet (GLA): 1144
Annual Minimum Rent: 33,633.60
Rent Per Sqft: 29.40

Reporting Frequency: Quarterly
Sales Year End: May
Payments Due:

Rent & Recovery PSF: 33.16

Sales Type: GROSS

Current Annual Breakpoints:

Annual Sales:	Thru06/26	Thru06/25	Thru06/24	Thru06/23	Thru06/22
July RPT	7,000	7,500	7,100	7,000	5,500
August RPT	7,350	7,300	7,300	7,000	6,800
September RPT	7,100	7,150	8,200	6,500	7,100
October	0	7,650	6,900	7,000	7,300
November	0	7,300	6,600	6,800	6,800
December	0	7,500	7,100	7,000	6,500
January	0	6,900	7,200	6,000	6,500
February	0	7,100	6,900	6,200	5,700
March	0	7,300	6,850	5,900	7,200
April	0	7,100	7,150	7,000	6,900
May	0	7,900	7,600	6,900	7,100
June	0	7,600	7,900	6,500	6,800
Annual Sales:	21,450	88,300	86,800	79,800	80,200
% Change:		1.73%	8.77%	-0.50%	
Per Square Foot:	18.75	77.19	75.87	69.76	70.10
Occupancy Cost:	176.86%	42.96%	43.70%	47.54%	47.30%

Gross Sales History

Manassas Shopping Center EDA

For Period Ending: 6/30/2026

Fashion Hair Salon

Bldg Id-Lease Id: 152001-000490
Suite Id: 07

Rent Start Date: 7/21/2010
Expiration Date: 7/31/2032

Square Feet (GLA): 975
Annual Minimum Rent: 29,503.56
Rent Per Sqft: 30.26

Reporting Frequency: Quarterly
Sales Year End: July
Payments Due:

Rent & Recovery PSF: 34.02

Sales Type: GROSS

Current Annual Breakpoints:

Annual Sales:		Thru 06/26	Thru 06/25	Thru 06/24	Thru 06/23	Thru 06/22
July	RPT	34,024	32,135	23,499	20,400	29,459
August	RPT	33,284	31,146	27,873	23,649	17,670
September	RPT	34,457	33,565	26,330	24,315	23,095
October	RPT	47,387	30,832	27,968	23,131	22,776
November		0	35,041	28,928	20,931	20,387
December		0	38,386	36,314	21,046	25,574
January		0	34,630	28,764	18,741	24,507
February		0	32,433	29,088	25,048	23,685
March		0	45,760	31,126	23,653	25,499
April		0	40,784	35,392	25,248	24,369
May		0	38,437	34,267	25,927	22,250
June		0	45,252	36,598	28,439	21,494
Annual Sales:		149,153	438,402	366,150	280,528	280,765
% Change:			19.73%	30.52%	-0.08%	
Per Square Foot:		152.98	449.64	375.54	287.72	287.96
Occupancy Cost:		22.24%	7.57%	9.06%	11.82%	11.81%

Molcajete Moya Restaurant

Bldg Id-Lease Id: 152001-002280
Suite Id: 09

Rent Start Date: 9/21/2018
Expiration Date: 9/30/2028

Square Feet (GLA): 2940
Annual Minimum Rent: 84,407.40
Rent Per Sqft: 28.71

Reporting Frequency: Quarterly
Sales Year End: September
Payments Due:

Rent & Recovery PSF: 31.40

Sales Type: GROSS

Current Annual Breakpoints:

Annual Sales:		Thru 06/26	Thru 06/25	Thru 06/24	Thru 06/23	Thru 06/22
July	RPT	51,746	68,427	54,703	47,018	40,430
August	RPT	55,865	62,200	57,609	54,367	36,266
September	RPT	54,689	63,075	51,688	51,597	32,955
October	RPT	52,672	63,148	58,284	50,312	34,074
November	RPT	47,889	58,095	54,907	47,485	31,985
December	RPT	58,381	61,440	60,822	56,338	34,775
January		0	53,635	47,351	54,131	29,060
February		0	51,962	55,266	54,744	36,749
March		0	56,795	55,076	61,161	45,203
April		0	55,856	73,181	61,105	48,065
May		0	61,710	74,697	86,822	67,116
June		0	56,703	62,907	60,798	46,185
Annual Sales:		321,243	713,047	706,492	685,877	482,862
% Change:			0.93%	3.01%	42.04%	
Per Square Foot:		109.27	242.53	240.30	233.29	164.24
Occupancy Cost:		28.74%	12.95%	13.07%	13.46%	19.12%

Gross Sales History Manassas Shopping Center EDA

For Period Ending: 6/30/2026

Fiesta Supermarket

Bldg Id-Lease Id: 152001-CV2181
Suite Id: 15

Rent & Recovery PSF: 11.37

Rent Start Date: 11/1/1998
Expiration Date: 11/30/2029

Square Feet (GLA): 15000
Annual Minimum Rent: 131,550.00
Rent Per Sqft: 8.77

Reporting Frequency: Quarterly
Sales Year End: November
Payments Due:

Sales Type: GROSS

Current Annual Breakpoints:

Annual Sales:	Thru06/26	Thru06/25	Thru06/24	Thru06/23	Thru06/22
July RPT	528,480	505,480	541,296	463,384	418,618
August RPT	535,057	498,582	478,722	455,003	400,306
September RPT	549,432	469,037	456,281	507,264	407,326
October RPT	482,645	434,916	464,596	474,296	407,326
November	0	467,591	441,086	432,466	350,231
December	0	496,579	490,403	480,634	380,712
January	0	433,710	433,710	455,469	350,998
February	0	432,681	421,927	416,760	321,390
March	0	485,738	496,775	438,822	386,743
April	0	481,885	475,759	470,981	386,743
May	0	517,936	490,641	506,161	451,390
June	0	512,828	493,819	497,816	421,860
Annual Sales:	2,095,613	5,736,962	5,685,017	5,599,056	4,683,643
% Change:		0.91%	1.54%	19.54%	
Per Square Foot:	139.71	382.46	379.00	373.27	312.24
Occupancy Cost:	8.14%	2.97%	3.00%	3.05%	3.64%

Neda Jewelers

Bldg Id-Lease Id: 152001-000587
Suite Id: 17

Rent & Recovery PSF: 19.90

Rent Start Date: 9/1/2011
Expiration Date: 8/31/2026

Square Feet (GLA): 982
Annual Minimum Rent: 15,829.80
Rent Per Sqft: 16.12

Reporting Frequency: Annual
Sales Year End: December
Payments Due:

Sales Type: GROSS

Current Annual Breakpoints:

Annual Sales:	Thru06/26	Thru06/25	Thru06/24	Thru06/23	Thru06/22
July	0	5,250	5,674	5,872	3,510
August	0	4,286	7,310	6,742	12,723
September	0	3,979	6,712	8,866	3,423
October	0	2,723	5,112	6,072	5,616
November	0	5,414	4,052	6,375	3,753
December	0	11,280	10,888	16,321	14,650
January	0		4,502	25,348	5,032
February	0		8,982	4,388	3,156
March	0		5,415	3,408	3,877
April	0		4,137	2,863	4,829
May	0		7,126	6,243	3,786
June	0		2,916	4,877	3,206
Annual Sales:	0	32,932	72,826	97,375	67,561
% Change:			-25.21%	44.13%	
Per Square Foot:		33.54	74.16	99.16	68.80
Occupancy Cost:		59.35%	26.84%	20.07%	28.93%

Gross Sales History

Manassas Shopping Center EDA

For Period Ending: 6/30/2026

Boost Mobile

Bldg Id-Lease Id: 152001-001929
Suite Id: 18

Rent Start Date: 8/15/2016
Expiration Date: 8/31/2024

Square Feet (GLA): 899
Annual Minimum Rent: 31,824.60
Rent Per Sqft: 35.40

Reporting Frequency: Annual
Sales Year End: August
Payments Due:

Rent & Recovery PSF: 39.18

Sales Type: GROSS

Current Annual Breakpoints:

Annual Sales:	Thru06/26	Thru06/25	Thru06/24	Thru06/23	Thru06/22
July	0	5,278	2,748	5,141	8,235
August	0	4,903	5,513	7,381	8,235
September	0	4,739	5,134	3,534	8,235
October	0	5,744	4,972	4,203	8,235
November	0	9,354	4,313	5,570	8,235
December	0	4,748	6,549	5,636	8,235
January	0		2,403	4,348	5,194
February	0		4,900	4,306	11,805
March	0		5,375	4,380	10,085
April	0		6,287	7,528	6,703
May	0		6,354	11,589	7,814
June	0		9,110	6,397	6,498
Annual Sales:	0	34,766	63,655	70,015	97,508
% Change:			-9.08%	-28.20%	
Per Square Foot:		38.67	70.81	77.88	108.46
Occupancy Cost:		101.32%	55.34%	50.31%	36.13%

Big Coin Laundry

Bldg Id-Lease Id: 152001-002096
Suite Id: 20

Rent Start Date: 1/1/2017
Expiration Date: 6/30/2028

Square Feet (GLA): 4693
Annual Minimum Rent: 78,560.88
Rent Per Sqft: 16.74

Reporting Frequency: Annual
Sales Year End: December
Payments Due:

Rent & Recovery PSF: 20.50

Sales Type: GROSS

Current Annual Breakpoints:

Annual Sales:	Thru06/26	Thru06/25	Thru06/24	Thru06/23	Thru06/22
July	0	70,081	75,198	72,275	56,389
August	0	70,081	75,198	72,275	56,389
September	0	70,081	75,198	72,275	56,389
October	0	70,081	75,198	72,275	56,389
November	0	70,081	75,198	72,275	56,389
December	0	70,081	75,198	72,275	56,389
January	0		70,081	75,198	72,275
February	0		70,081	75,198	72,275
March	0		70,081	75,198	72,275
April	0		70,081	75,198	72,275
May	0		70,081	75,198	72,275
June	0		70,081	75,198	72,275
Annual Sales:	0	420,487	871,677	884,842	771,983
% Change:			-1.49%	14.62%	
Per Square Foot:		89.60	185.74	188.55	164.50
Occupancy Cost:		22.88%	11.04%	10.87%	12.46%

Gross Sales History

Manassas Shopping Center EDA

For Period Ending: 6/30/2026

Wu's Garden

Bldg Id-Lease Id: 152001-000748
Suite Id: 32

Rent Start Date: 2/1/2012
Expiration Date: 1/31/2027

Square Feet (GLA): 3843
Annual Minimum Rent: 62,487.24
Rent Per Sqft: 16.26

Reporting Frequency: Quarterly
Sales Year End: January
Payments Due:

Rent & Recovery PSF: 20.04

Sales Type: GROSS

Current Annual Breakpoints:

Annual Sales:		Thru06/26	Thru06/25	Thru06/24	Thru06/23	Thru06/22
July	RPT	32,131	40,079	41,094	35,497	31,749
August	RPT	31,522	39,453	39,447	36,092	33,049
September	RPT	30,912	41,800	40,536	36,919	33,650
October	RPT	33,509	39,008	40,648	35,799	33,499
November	RPT	30,892	37,894	38,009	33,276	28,914
December	RPT	39,296	41,479	45,709	39,948	37,995
January		0	36,143	40,743	39,964	34,798
February		0	33,245	38,665	39,407	30,109
March		0	35,590	41,499	40,018	36,408
April		0	34,149	32,480	39,479	35,415
May		0	37,819	39,065	40,054	38,043
June		0	34,149	40,010	38,997	33,498
Annual Sales:		198,262	450,807	477,905	455,449	407,126
% Change:			-5.67%	4.93%	11.87%	
Per Square Foot:		51.59	117.31	124.36	118.51	105.94
Occupancy Cost:		38.85%	17.09%	16.12%	16.91%	18.92%

Baldino's Lock

Bldg Id-Lease Id: 152001-CV2200
Suite Id: 34

Rent Start Date: 3/1/2003
Expiration Date: 2/28/2026

Square Feet (GLA): 922
Annual Minimum Rent: 24,239.40
Rent Per Sqft: 26.29

Reporting Frequency: Monthly
Sales Year End: March
Payments Due:

Rent & Recovery PSF: 30.05

Sales Type: GROSS

Current Annual Breakpoints:

Annual Sales:		Thru06/26	Thru06/25	Thru06/24	Thru06/23	Thru06/22
July	RPT	25,824	26,672	24,331	18,832	25,942
August	RPT	27,148	29,693	23,129	23,577	26,972
September	RPT	35,460	23,029	23,961	19,787	23,980
October	RPT	26,262	23,843	23,484	24,052	21,402
November	RPT	21,995	19,305	22,912	18,593	15,521
December	RPT	25,757	18,820	21,239	21,448	21,285
January		0	23,789	22,260	25,055	17,733
February		0	21,398	18,108	20,841	18,607
March		0	27,558	20,541	23,235	30,167
April		0	24,295	23,531	14,833	24,033
May		0	21,843	15,743	20,155	25,729
June		0	25,828	20,922	20,865	28,489
Annual Sales:		162,446	286,074	260,160	251,275	279,859
% Change:			9.96%	3.54%	-10.21%	
Per Square Foot:		176.19	310.28	282.17	272.53	303.54
Occupancy Cost:		17.06%	9.69%	10.65%	11.03%	9.90%

MRI Bank Reconciliation
MANASSAS SHOPPING CENTER - EDA
Operating

Bank: UNI0005 / UNITED BANK

BANK RECONCILIATION

Reconciliation of Opening Statement Balance to Ending Statement Balance

Reconciliation Number:	51616	
Reconciliation Date:	3/5/2026	
Statement Ending Date:	2/28/2026	
Opening Balance From Statement:		643,693.18
Less Cleared Withdrawals:		17,351.14
Add Cleared Deposits:		147,888.58
Less Bank Fees/Other Adjustments:		30.00
Add Interest Earned/Other Adjustments:		0.00
Research Adjustments:		0.00
Adjusted Bank Balance:		774,200.62
Ending Balance From Statement:		774,200.62
Difference:		0.00

Notes

Cleared Withdrawals and Deposits

Date	Period	Reference	Source	Description	Withdrawals	Deposits
1/29/2026	01/26	188	AP	Gettier Commercial Inc	1,928.00	
1/29/2026	01/26	189	AP	S.L.S. Landscaping, Inc	958.00	
2/5/2026	02/26	190	AP	City of Manassas	225.00	
2/5/2026	02/26	191	AP	CMI, Of Southern Virginia, Inc.	265.00	
2/5/2026	02/26	192	AP	Dodson Bros. Exterminating Co., Inc	85.00	
2/5/2026	02/26	193	AP	Gettier Commercial Inc	480.00	
2/5/2026	02/26	194	AP	Rappaport Management Co	6,000.00	
2/12/2026	02/26	195	AP	Gettier Commercial Inc	165.00	
2/12/2026	02/26	196	AP	S.L.S. Landscaping, Inc	958.00	
2/19/2026	02/26	197	AP	The Hirschel Group, P.C.	1,444.94	
2/24/2026	02/26	A8450010	AP	City Of Manassas, Virginia	467.99	
2/24/2026	02/26	A8460010	AP	City Of Manassas, Virginia	30.88	
2/23/2026	02/26	A10008 01	AP	Columbia Gas Of Virginia	4.78	
2/24/2026	02/26	A28001 02	AP	City Of Manassas, Virginia	310.69	
2/24/2026	02/26	A29001 02	AP	City Of Manassas, Virginia	82.23	
2/23/2026	02/26	A30006 01	AP	Columbia Gas Of Virginia	1.99	
2/24/2026	02/26	A31001 02	AP	City Of Manassas, Virginia	82.23	
2/24/2026	02/26	A32001 02	AP	City Of Manassas, Virginia	506.80	
2/24/2026	02/26	A33001 02	AP	City Of Manassas, Virginia	87.40	
2/24/2026	02/26	A34001 02	AP	City Of Manassas, Virginia	84.00	
2/24/2026	02/26	A35001 02	AP	City Of Manassas, Virginia	241.18	
2/24/2026	02/26	A36001 02	AP	City Of Manassas, Virginia	795.73	
2/24/2026	02/26	A37001 02	AP	City Of Manassas, Virginia	174.86	
2/24/2026	02/26	A38001 02	AP	City Of Manassas, Virginia	101.38	
2/24/2026	02/26	A39001 02	AP	City Of Manassas, Virginia	102.76	
2/24/2026	02/26	A40001 02	AP	City Of Manassas, Virginia	94.89	
2/24/2026	02/26	A41001 02	AP	City Of Manassas, Virginia	46.83	

MRI Bank Reconciliation
MANASSAS SHOPPING CENTER - EDA
Operating

2/24/2026	02/26	A42001022	AP	City Of Manassas, Virginia	67.20	
2/24/2026	02/26	A43001 02	AP	City Of Manassas, Virginia	160.57	
2/24/2026	02/26	A45001 02	AP	City Of Manassas, Virginia	72.88	
2/24/2026	02/26	A46001 02	AP	City Of Manassas, Virginia	62.36	
2/24/2026	02/26	A47001 02	AP	City Of Manassas, Virginia	104.04	
1/27/2026	02/26	A48001 01	AP	City Of Manassas, Virginia	100.93	
2/24/2026	02/26	A49001 02	AP	City Of Manassas, Virginia	84.18	
2/24/2026	02/26	A50001022	AP	City Of Manassas, Virginia	504.31	
2/18/2026	02/26	A50004 01	AP	Columbia Gas Of Virginia	39.09	
2/2/2026	02/26	00256059	CM	00256059-LV-MAN-020226		294.32
2/2/2026	02/26	00256092	CM	00256092-LV-MAN-020226		20,157.29
2/2/2026	02/26	00256097	CM	00256097-LV-MAN-020226		12,507.24
2/4/2026	02/26	00256449	CM	00256449-LV-MAN-020426		14,145.44
2/5/2026	02/26	00256550	CM	00256550-LV-MAN-020526		20,456.64
2/6/2026	02/26	00256570	CM	00256570-LV-MAN-020626		2,845.05
2/6/2026	02/26	00256636	CM	00256636-LV-MAN-020626		6,418.91
2/9/2026	02/26	00256664	CM	00256664-LV-MAN-020926		9,633.02
2/9/2026	02/26	00256668	CM	00256668-LV-MAN-020926		14,297.09
2/9/2026	02/26	00256751	CM	00256751-LV-MAN-020926		14,215.26
2/24/2026	02/26	00257292	CM	00257292-LV-MAN-022426		7,504.68
2/24/2026	02/26	00257366	CM	00257366-LV-MAN-022426		7,778.92
2/27/2026	02/26	00257513	CM	00257513-LV-MAN-022726		3,094.03
2/27/2026	02/26	00257629	CM	EM-MAN-022726		14,439.76
1/27/2026	02/26	139824	GL	City of Manassas Acct#990398948001		100.93
2/4/2026	02/26	140790	GL	American Disposal Acct#6319311967	290.00	
2/16/2026	02/26	140791	GL	City of Manassas Acct#216325350030006	39.09	
2/24/2026	02/26	140792	GL	City of Manassas Acct#990398948001	100.93	
TOTAL:					17,351.14	147,888.58

MRI Bank Reconciliation

MANASSAS SHOPPING CENTER - EDA

Operating

GL Reconciliation

Reconciliation of Ending Statement Balance To General Ledger Balance

Period: 02/26

Ending Balance From Statement:		774,200.62
Outstanding Checks/Other Withdrawal Adjustments:		-2,358.00
Less Outstanding Checks:	2,358.00	
Add Cleared, Unjournalized Withdrawal:	0.00	
Add Cleared, Journalized Withdrawals for Future Period:	0.00	
Deposits in transit/Other Deposit Adjustments:		0.00
Add Deposits in Transit:	0.00	
Less Cleared, Unjournalized Deposits:	0.00	
Less Cleared, Journalized Deposits for Future Period:	0.00	
Outstanding Bank Fees/Interest Adjustments:		0.00
Research Adjustments:		0.00
Adjusted GL Balance:		771,842.62
GL Account Balance:		771,842.62
Difference:		0.00

Outstanding Checks

Date	Period	Reference	Source	Description	Amount
2/26/2026	02/26	198	AP	Dodson Bros. Exterminating Co., Inc	85.00
2/26/2026	02/26	199	AP	Gettier Commercial Inc	2,273.00
Total:					2,358.00



United Processing Center
P.O. Box 393
Charleston, WV 25322-0393

Account Number:
Statement Date:
Page:

02/28/2026
1 of 5

155 W18493REG02282603414 11 000000000 87417 006



EDA OF THE CITY OF MANASSAS- ESCROW
RAPPAPORT MANAGEMENT COMPANY-
AGENT
8405 GREENSBORO DR SUITE 830
MC LEAN VA 22102-5121

Customer Care Information



Phone: 800.327.9862



Mailing Address: P.O. Box 393
Charleston, WV 25322-0393



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FREE BUSINESS CHECKING

Account Number:

Balance Summary

Beginning Balance as of 02/01/26	\$643,693.18
+ Deposits and Credits (16)	\$147,787.65
- Checks Posted (1)	\$225.00
- Withdrawals and Debits (35)	\$17,055.21
Ending Balance as of 02/28/26	\$774,200.62
Number of Days in Statement Period	28
Low Balance	\$673,766.03
Average Balance	\$734,812.01
Average Collected Balance	\$732,220

Checks Posted

* Indicates a break in check sequence
R-Check has been returned

Date	Check#	Amount
Feb 13	190	\$225.00

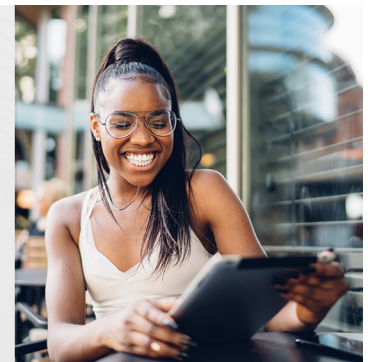


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THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR BANK STATEMENT

CHECKS OUTSTANDING—NOT CHARGED TO ACCOUNT

No.	\$		No.	\$		BANK BALANCE SHOWN IN THIS STATEMENT	\$ _____
						ADD DEPOSITS NOT CREDITED IN THIS STATEMENT + \$ _____	
						TOTAL	\$ _____
			Total Checks Outstanding	\$		SUBTRACT CHECKS OUTSTANDING - \$ _____	

The balance should agree with your checkbook balance after deducting any service charge and adding any interest earned shown on this statement.

BALANCE \$ _____

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Write us at:
United Processing Center
500 Virginia Street, East
P. O. Box 393
Charleston, WV 25322-0393

Call: 800.327.9862

Email us through the “Contact Us” link on our website: www.BankWithUnited.com

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In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer listed on a statement or receipt, please contact us as soon as possible by visiting your nearest United Bank branch or by calling 800-327-9862. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared. You must:

1. Tell us your name and account number;
2. Describe the error or the transfer about which you are unsure, and explain as clearly as you can why you believe there is an error or why you need more information; and
3. Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. After we hear from you, we will determine whether an error occurred within 10 business days (5 business days for United Check Card point-of-sale transactions and 20 business days if the transfer in question occurred within 30 days of your initial deposit to that account, i.e., a “new” account) and will correct any error promptly.

If we need more time, we may take up to 45 days (90 days if the transfer involved a new account, a point-of-sale transaction, or foreign-initiated transfer) to investigate your complaint or question. If we decide to do this we will recredit your account for the amount you think is in error, minus a maximum of \$50, so that you have use of the funds during our investigation. If we ask you to put your complaint in writing and we do not receive it within 10 business days, we may not credit your account. We will tell you the results within 3 business days after completing our investigation. If we decide that there was no error or that the error occurred in a manner or amount different than you originally described, we will send you a written explanation. You may ask for copies of the documents that we used in our investigation.

If you think your statement shows transfers that you did not make, tell us as soon as possible. If you do not inform us within 60 days after the statement was mailed or made available to you, you may not get back any money you lost after 60 days. This will occur if we can prove that we could have stopped the transaction(s) with proper notification from you within the 60 days.



Member FDIC



Debits

Date	Description	Withdrawals
Feb 02	ACH DEBIT BT Paymode-X PAYMENT 260202 F225665181 147.1.UNI0005	-\$2,886.00
Feb 04	ACH DEBIT WASTE CONNECTION WEB_PAY 260204	-\$290.00
Feb 06	DIRECT S/C WIRE TRANSFER FEE	-\$15.00
Feb 09	DIRECT S/C WIRE TRANSFER FEE	-\$15.00
Feb 09	ACH DEBIT BT Paymode-X PAYMENT 260209 F226132779 147.1.UNI0005	-\$6,830.00
Feb 13	CHECK 190	-\$225.00
Feb 17	ACH DEBIT BT Paymode-X PAYMENT 260217 F226684109 147.1.UNI0005	-\$1,123.00
Feb 18	ACH DEBIT COLUMBIA GAS OF BILLPAY 260218	-\$39.09
Feb 23	ACH DEBIT COLUMBIA GAS OF BILLPAY 260223	-\$1.99
Feb 23	ACH DEBIT COLUMBIA GAS OF BILLPAY 260223	-\$4.78
Feb 23	ACH DEBIT BT Paymode-X PAYMENT 260223 197 147.1.UNI0005	-\$1,444.94
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547200 EDA OF THE CITY OF *MA	-\$30.88
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547130 EDA OF THE CITY OF *MA	-\$46.83
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547200 EDA OF THE CITY OF *MA	-\$59.64
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547130 EDA OF THE CITY OF *MA	-\$62.36
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547130 EDA OF THE CITY OF *MA	-\$67.20
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547130 EDA OF THE CITY OF *MA	-\$72.88
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547129 EDA OF THE CITY OF *MA	-\$82.23
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547129 EDA OF THE CITY OF *MA	-\$82.23



**Debits (Continued)**

Date	Description	Withdrawals
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547129 EDA OF THE CITY OF *MA	-\$84.00
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547130 EDA OF THE CITY OF *MA	-\$84.18
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547129 EDA OF THE CITY OF *MA	-\$87.40
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547130 EDA OF THE CITY OF *MA	-\$94.89
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547130 EDA OF THE CITY OF *MA	-\$100.93
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547130 EDA OF THE CITY OF *MA	-\$100.93
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547129 EDA OF THE CITY OF *MA	-\$101.38
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547129 EDA OF THE CITY OF *MA	-\$102.76
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547130 EDA OF THE CITY OF *MA	-\$104.04
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547129 EDA OF THE CITY OF *MA	-\$174.86
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547129 EDA OF THE CITY OF *MA	-\$241.18
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547128 EDA OF THE CITY OF *MA	-\$310.69
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547200 EDA OF THE CITY OF *MA	-\$467.99
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547130 EDA OF THE CITY OF *MA	-\$504.31
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547129 EDA OF THE CITY OF *MA	-\$506.80
Feb 24	ACH DEBIT CITY OF MANASSAS UTILITIES 260224 8547129 EDA OF THE CITY OF *MA	-\$795.73



**Debits (Continued)**

Date	Description	Withdrawals
Feb 25	ACH DEBIT COLUMBIA GAS OF BILLPAY 260225	-\$39.09

Credits

Date	Description	Deposits
Feb 02	REMOTE CAPTURE DEP	\$12,507.24
Feb 02	REMOTE CAPTURE DEP	\$20,157.29
Feb 02	ACH DEPOSIT 7-ELEVEN INC. PAYMENT RMR*IV***** ***\	\$294.32
Feb 04	ACH DEPOSIT VA MANASSAS KA EFT PYMT 260204 Rent Rappaport Manageme nt C	\$14,145.44
Feb 05	DEPOSIT	\$2,764.19
Feb 05	ACH DEPOSIT ABDEL M ELASHAAL SENDER 260205 842547564	\$17,692.45
Feb 06	REMOTE CAPTURE DEP	\$2,845.05
Feb 06	WIRE TRANSFER-IN	\$6,418.91
Feb 09	REMOTE CAPTURE DEP	\$9,633.02
Feb 09	REMOTE CAPTURE DEP	\$14,297.09
Feb 09	WIRE TRANSFER-IN	\$14,215.26
Feb 24	REMOTE CAPTURE DEP	\$7,504.68
Feb 24	ACH DEPOSIT 7-ELEVEN INC. PAYMENT RMR*IV***** ***\	\$7,778.92
Feb 27	REMOTE CAPTURE DEP	\$3,094.03
Feb 27	ACH DEPOSIT 7-ELEVEN INC. PAYMENT RMR*IV***** ***\	\$294.32
Feb 27	ACH DEPOSIT VA MANASSAS KA EFT PYMT 260227 Rent Rappaport Manageme nt C	\$14,145.44

Balance By Date

Date	Balance	Date	Balance	Date	Balance
Jan 31	\$643,693.18	Feb 09	\$748,627.44	Feb 23	\$745,788.64
Feb 02	\$673,766.03	Feb 13	\$748,402.44	Feb 24	\$756,705.92
Feb 04	\$687,621.47	Feb 17	\$747,279.44	Feb 25	\$756,666.83
Feb 05	\$708,078.11	Feb 18	\$747,240.35	Feb 27	\$774,200.62
Feb 06	\$717,327.07				

Overdraft\Return Item Fees

Fee Type	Total For This Period	Total Year-To-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Check Images for Account 86920005

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MANASSAS SHOPPING CENTER - EDA
Operating
RAPAPORT MANAGEMENT COMPANY
8409 GREENSBORO DRIVE, 8TH FLOOR
MCLEAN, VA 22102
5713821200

UNITED BANK
2071 Chain Bridge Road
Vienna, VA 22182

Date: 02/05/2026 Check No. 000190 Check Amount \$225.00

Two Hundred Twenty Five AND 00/100 Dollars

Pay to the order of:
City of Manassas
Robin R. Perkins, Treasurer
9027 Center Street, RM 103
Manassas, VA 20110

VOID IF NOT CASHED WITHIN 180 DAYS WITHIN DATE OF ISSUE

⑈000190⑈ ⑆056004445⑆ 86920005⑈

02/13/2026

190

\$225.00

87417 0366301 0005-0005 0000000000000000



Check Register

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 Through 02/26

Check #	Check Date	CheckPd	Vendor/Alt Addr	Vendor Name						
Entity	Reference		P.O. Number	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amt	Check Amount
190	2/5/2026	02/26	CITY11	City of Manassas						
152001	9166 07-11			11110-000	6775	12/31/2025	1/15/2026	225.00	0.00	225.00
							<i>Check Total:</i>	225.00	0.00	225.00
191	2/5/2026	02/26	CMIO01/02	CMI, Of Southern Virginia, Inc.						
152001	Check all site light			90200-000	89045531	1/12/2026	1/27/2026	265.00	0.00	265.00
							<i>Check Total:</i>	265.00	0.00	265.00
192	2/5/2026	02/26	DODS01/5	Dodson Bros. Exterminating Co., Inc						
152001	12/25 Pest control			90140-000	556471852512	12/31/2025	1/15/2026	85.00	0.00	85.00
							<i>Check Total:</i>	85.00	0.00	85.00
193	2/5/2026	02/26	GETT01	Gettier Commercial Inc						
152001	01/14/26 Trash Remov			90320-000	294915	1/14/2026	1/29/2026	185.00	0.00	185.00
152001	01/05 Bulk Trash			90320-000	294670	1/5/2026	1/20/2026	190.00	0.00	190.00
152001	12/30 Bulk Trash			90320-000	294279	12/30/2025	1/14/2026	105.00	0.00	105.00
							<i>Check Total:</i>	480.00	0.00	480.00
194	2/5/2026	02/26	RAPP01	Rappaport Management Co						
152001	Management Fee			40110-000	152001_00016	1/31/2026	1/31/2026	6,000.00	0.00	6,000.00
							<i>Check Total:</i>	6,000.00	0.00	6,000.00
195	2/12/2026	02/26	GETT01	Gettier Commercial Inc						
152001	1/27/26 - Bulk Trash			90320-000	295247	1/27/2026	2/11/2026	165.00	0.00	165.00
							<i>Check Total:</i>	165.00	0.00	165.00
196	2/12/2026	02/26	SLSL01	S.L.S. Landscaping, Inc						
152001	Feb Lawn Maint			90190-000	20255170	1/22/2026	2/6/2026	958.00	0.00	958.00
							<i>Check Total:</i>	958.00	0.00	958.00

Check Register

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 Through 02/26

Check #	Check Date	CheckPd	Vendor/Alt Addr	Vendor Name						
Entity	Reference		P.O. Number	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amt	Check Amount
197	2/19/2026	02/26	HIRS01	The Hirschel Group, P.C.						
152001	Baldino's Lock- Ext			30115-000	65097	1/31/2026	2/15/2026	857.44	0.00	857.44
152001	Boost Mobil-Ext			30115-000	65096	1/31/2026	2/15/2026	587.50	0.00	587.50
							<i>Check Total:</i>	<i>1,444.94</i>	<i>0.00</i>	<i>1,444.94</i>
198	2/26/2026	02/26	DODS01/5	Dodson Bros. Exterminating Co., Inc						
152001	01/26 Pest control			90140-000	556471852601	2/4/2026	2/19/2026	85.00	0.00	85.00
							<i>Check Total:</i>	<i>85.00</i>	<i>0.00</i>	<i>85.00</i>
199	2/26/2026	02/26	GETT01	Gettier Commercial Inc						
152001	02/26 CONTRACT			90230-000	295533	2/1/2026	2/16/2026	1,928.00	0.00	1,928.00
152001	02/11/26 Bulk Trash			90320-000	296087	2/11/2026	2/26/2026	200.00	0.00	200.00
152001	02/08/26 Trash			90320-000	296015	2/8/2026	2/23/2026	145.00	0.00	145.00
							<i>Check Total:</i>	<i>2,273.00</i>	<i>0.00</i>	<i>2,273.00</i>
A8450010	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9102 12/05-01/08			94701-000	A845001 0226	2/4/2026	2/19/2026	430.59	0.00	430.59
152001	9102 12/05-01/08			94702-000	A845001 0226	2/4/2026	2/19/2026	37.40	0.00	37.40
							<i>Check Total:</i>	<i>467.99</i>	<i>0.00</i>	<i>467.99</i>
A8460010	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9102 12/05-01/08			94702-000	A846001 0226	2/4/2026	2/19/2026	30.88	0.00	30.88
							<i>Check Total:</i>	<i>30.88</i>	<i>0.00</i>	<i>30.88</i>
A10008 01	2/23/2026	02/26	COLU03/5	Columbia Gas Of Virginia			Hand Check			
152001	12/19-01/22 9018 Av			94703-000	A10008 0126R	1/29/2026	2/13/2026	39.09	0.00	39.09
152001	12/19-01/22 9018 Av			12610-000	A10008 0126R	1/29/2026	2/13/2026	-34.00	0.00	-34.00
152001	11/18-12/19 9018 Av			94703-000	A10008 0126R	1/29/2026	2/13/2026	33.69	0.00	33.69
152001	11/18-12/19 9018 Av			12610-000	A10008 0126R	1/29/2026	2/13/2026	-34.00	0.00	-34.00
							<i>Check Total:</i>	<i>4.78</i>	<i>0.00</i>	<i>4.78</i>

Check Register

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 Through 02/26

Check #	Check Date	CheckPd	Vendor/Alt Addr	Vendor Name						
Entity	Reference		P.O. Number	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amt	Check Amount
A28001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia		Hand Check				
152001	9166 12/05-01/08			90340-000	A28001 0226	2/4/2026	2/19/2026	310.69	0.00	310.69
							Check Total:	310.69	0.00	310.69
A29001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia		Hand Check				
152001	9006 12/05-01/08			94701-000	A29001 0226	2/4/2026	2/19/2026	23.30	0.00	23.30
152001	9006 12/05-01/08			94702-000	A29001 0226	2/4/2026	2/19/2026	58.93	0.00	58.93
							Check Total:	82.23	0.00	82.23
A30006 01	2/23/2026	02/26	COLU03/5	Columbia Gas Of Virginia		Hand Check				
152001	12/19-01/22 9028 Av			94703-000	A30006 0126R	1/29/2026	2/13/2026	39.09	0.00	39.09
152001	12/19-01/22 9028 Av			94703-000	A30006 0126R	1/29/2026	2/13/2026	-37.10	0.00	-37.10
							Check Total:	1.99	0.00	1.99
A31001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia		Hand Check				
152001	12/05-01/08 9008			94701-000	A31001 0226	2/4/2026	2/19/2026	23.30	0.00	23.30
152001	12/05-01/08 9008			94702-000	A31001 0226	2/4/2026	2/19/2026	58.93	0.00	58.93
							Check Total:	82.23	0.00	82.23
A32001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia		Hand Check				
152001	9166 12/06-01/09			90340-000	A32001 0226	2/4/2026	2/19/2026	506.80	0.00	506.80
							Check Total:	506.80	0.00	506.80
A33001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia		Hand Check				
152001	9014 12/05-01/08			94701-000	A33001 0226	2/4/2026	2/19/2026	28.47	0.00	28.47
152001	9014 12/05-01/08			94702-000	A33001 0226	2/4/2026	2/19/2026	58.93	0.00	58.93
							Check Total:	87.40	0.00	87.40
A34001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia		Hand Check				
152001	9114 12/05-01/08			94701-000	A34001 0226	2/4/2026	2/19/2026	34.42	0.00	34.42
152001	9114 12/05-01/08			94702-000	A34001 0226	2/4/2026	2/19/2026	49.58	0.00	49.58
							Check Total:	84.00	0.00	84.00

Check Register

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 Through 02/26

Check #	Check Date	CheckPd	Vendor/Alt Addr	Vendor Name						
Entity	Reference		P.O. Number	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amt	Check Amount
A35001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia	Hand Check					
152001	9110 12/05-01/08			94701-000	A35001 0226	2/4/2026	2/19/2026	23.30	0.00	23.30
152001	9110 12/05-01/08			90360-000	A35001 0226	2/4/2026	2/19/2026	217.88	0.00	217.88
<i>Check Total:</i>								241.18	0.00	241.18
A36001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia	Hand Check					
152001	9018 12/05-01/08			11110-000	A36001 0226	2/4/2026	2/19/2026	346.16	0.00	346.16
152001	9018 12/05-01/08			11110-000	A36001 0226	2/4/2026	2/19/2026	449.57	0.00	449.57
<i>Check Total:</i>								795.73	0.00	795.73
A37001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia	Hand Check					
152001	9108 12/05-01/08			94701-000	A37001 0226	2/4/2026	2/19/2026	106.58	0.00	106.58
152001	9108 12/05-01/08			94702-000	A37001 0226	2/4/2026	2/19/2026	68.28	0.00	68.28
<i>Check Total:</i>								174.86	0.00	174.86
A38001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia	Hand Check					
152001	9022 12/05-01/08			94701-000	A38001 0226	2/4/2026	2/19/2026	23.75	0.00	23.75
152001	9022 12/05-01/08			94702-000	A38001 0226	2/4/2026	2/19/2026	77.63	0.00	77.63
<i>Check Total:</i>								101.38	0.00	101.38
A39001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia	Hand Check					
152001	9024 12/05-01/08			94701-000	A39001 0226	2/4/2026	2/19/2026	25.13	0.00	25.13
152001	9024 12/05-01/08			94702-000	A39001 0226	2/4/2026	2/19/2026	77.63	0.00	77.63
<i>Check Total:</i>								102.76	0.00	102.76
A40001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia	Hand Check					
152001	9106 12/05-01/08			94701-000	A40001 0226	2/4/2026	2/19/2026	26.61	0.00	26.61
152001	9106 12/05-01/08			94702-000	A40001 0226	2/4/2026	2/19/2026	68.28	0.00	68.28
<i>Check Total:</i>								94.89	0.00	94.89

Check Register

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 Through 02/26

Check #	Check Date	CheckPd	Vendor/Alt Addr	Vendor Name						
Entity	Reference		P.O. Number	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amt	Check Amount
A41001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9104#B 02/04/2026			90340-000	A41001 0226	2/4/2026	2/19/2026	46.83	0.00	46.83
								<i>Check Total:</i>	46.83	46.83
A42001022	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9050 12/05-01/08			94701-000	A420010226	2/4/2026	2/19/2026	26.97	0.00	26.97
152001	9050 12/05-01/08			94702-000	A420010226	2/4/2026	2/19/2026	40.23	0.00	40.23
								<i>Check Total:</i>	67.20	67.20
A43001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9026 12/05-01/08			94701-000	A43001 0226	2/4/2026	2/19/2026	23.30	0.00	23.30
152001	9137 12/09-01/12			94701-000	A43001 0226a	2/4/2026	2/19/2026	59.64	0.00	59.64
152001	9026 12/05-01/08			94702-000	A43001 0226	2/4/2026	2/19/2026	77.63	0.00	77.63
								<i>Check Total:</i>	160.57	160.57
A45001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9048 12/05-01/08			94701-000	A45001 0226	2/4/2026	2/19/2026	23.30	0.00	23.30
152001	9048 12/05-01/08			94702-000	A45001 0226	2/4/2026	2/19/2026	49.58	0.00	49.58
								<i>Check Total:</i>	72.88	72.88
A46001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9028 12/05-01/08			90340-000	A46001 0226	2/4/2026	2/19/2026	34.31	0.00	34.31
152001	9028 12/05-01/08			94702-000	A46001 0226	2/4/2026	2/19/2026	28.05	0.00	28.05
								<i>Check Total:</i>	62.36	62.36
A47001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9040 12/05-01/08			94701-000	A47001 0226	2/4/2026	2/19/2026	75.99	0.00	75.99
152001	9040 12/05-01/08			94702-000	A47001 0226	2/4/2026	2/19/2026	28.05	0.00	28.05
								<i>Check Total:</i>	104.04	104.04

Check Register

MANASSAS SHOPPING CENTER - EDA (ENTITY: 152001)

02/26 Through 02/26

Check #	Check Date	CheckPd	Vendor/Alt Addr	Vendor Name						
Entity	Reference		P.O. Number	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amt	Check Amount
A48001 01	1/27/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9028 11/07-12/05			94701-000	A48001 0126a	1/7/2026	1/22/2026	23.30	0.00	23.30
152001	9028 11/07-12/05			94702-000	A48001 0126a	1/7/2026	1/22/2026	77.63	0.00	77.63
<i>Check Total:</i>								100.93	0.00	100.93
A49001 02	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9038 12/05-01/08			94701-000	A49001 0226	2/4/2026	2/19/2026	25.25	0.00	25.25
152001	9038 12/05-01/08			94702-000	A49001 0226	2/4/2026	2/19/2026	58.93	0.00	58.93
<i>Check Total:</i>								84.18	0.00	84.18
A50001022	2/24/2026	02/26	CITY10/9	City Of Manassas, Virginia			Hand Check			
152001	9032 12/05-01/08			90340-000	A500010226	2/4/2026	2/19/2026	504.31	0.00	504.31
<i>Check Total:</i>								504.31	0.00	504.31
A50004 01	2/18/2026	02/26	COLU03/5	Columbia Gas Of Virginia			Hand Check			
152001	12/19-01/22 9108 Av			94703-000	A50004 0126	1/30/2026	2/14/2026	39.09	0.00	39.09
<i>Check Total:</i>								39.09	0.00	39.09
<i>MANASSAS SHOPPING CENTER - EDA Total:</i>								16,393.12	0.00	16,393.12
<i>Grand Total:</i>								16,393.12	0.00	16,393.12

Database: R39899900001		Calculate Management Fee Rappaport Management Company From 02/26 Through 02/26			Page: 1	
					Date: 3/5/2026	
					Time: 2:39 AM	
Update						
Bldg Id	Building Name	Fee Method	Flat Rate	Fee Rate	Total CR/ Total Tax	Mgmt. Fee/ Total

152001 Manassas Shopping Center C - Greater of Method A or Method B
Include Credit Apply & Sec. Apply Transactions

Master Lease	Lease Id	Occupant Name			
	152001-003758	Manassas Ballet Theatre	4.000	100.00	4.00
	152001-000490	Fashion Hair Salon	4.000	2,764.19	110.57
	152001-000552	7-Eleven #34643	4.000	8,367.56	334.70
	152001-000587	Neda Jewelers	4.000	1,607.55	64.30
	152001-000693	Little Caesar's	4.000	0.00	0.00
	152001-000748	Wu's Garden	4.000	6,418.91	256.76
	152001-001170	Massage Therapy	4.000	5,384.74	215.39
	152001-001929	Boost Mobile	4.000	2,845.05	113.80
	152001-002096	Big Coin Laundry	4.000	7,504.68	300.19
	152001-002129	The Furniture House	4.000	13,692.45	547.70
	152001-002280	Molcajete Moya Restaurant	4.000	7,692.64	307.71
	152001-003424	The Furniture House (STG)	4.000	4,000.00	160.00
	152001-000091	Advance Auto Parts #9035	4.000	20,157.29	806.29
	152001-CV2171	Rice Hardware	4.000	8,210.55	328.42
	152001-CV2174	Best Barber Shop	4.000	2,005.98	80.24
	152001-CV2181	Fiesta Supermarket	4.000	14,215.26	568.61
	152001-CV2198	Manassas Ballet Theatre	4.000	2,588.00	103.52
	152001-CV2200	Baldino's Lock	4.000	2,308.90	92.36
	152001-CV3361	Virginia ABC #133	4.000	9,633.02	385.32
	152001-CV3441	Kids and Family Dental	4.000	28,290.88	1,131.64

Totals for Building 152001: 147,787.65 5,911.52

Management Fee for Building 152001: 6,000.00
Amount Previously Invoiced: 0.00
Amount to Invoice: 6,000.00

Invoice 152001_00017 generated for Entity 152001 for 6000

Grand Total 147,787.65 5,911.52

Total Management Fee: 6,000.00
Amount Previously Invoiced: 0.00

Database: R39899900001

Calculate Management Fee
Rappaport Management Company
From 02/26 Through 02/26

Page: 2

Date: 3/5/2026

Time: 2:39 AM

Update

Bldg Id	Building Name	Fee Method	Flat Rate	Fee Rate	Total CR/ Total Tax	Mgmt. Fee/ Total
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Amount to Invoice 6,000.00

MANASSAS SHOPPING CENTER

9012 Mathis Avenue

Manassas, VA 20110

Lead Broker: Greg Hull

Revised 2/19/2026

Data Source: Rappaport MRI

Space	Sq. Ft.	Tenant Name	Rent	Exp. Dt.	Option	M	Comments
01	3,262	7-Eleven	\$ 26.01	12/31/30			
02	16,138	The Furniture House	\$ 7.65	3/31/28			Furniture House is looking to get out early... have re-engaged with Black Friday.
03	11,523	Advance Auto Parts	\$ 11.69	1/31/35			
04	3,240	Virginia ABC	\$ 31.84	5/31/27	2 yr due 06/01/27		
05	10,428	Rice Hardware	\$ 6.36	6/30/33	5 yr due 06/30/32		
06	1,144	Massage Therapy	\$ 27.71	5/31/33			
07	975	Fashion Hair Salon	\$ 28.52	7/31/32			
08	1,605	Best Barber Shop	\$ 11.68	10/31/21			TT will stay MTM after LXD.
09	2,940	Molcajete Moya Restaurant	\$ 27.60	9/30/28			
10	2,916		\$ 9.26			X	
11a	8,374	Family Dollar	\$ 11.13	1/31/31			
11b	6,356					X	
12	3,125		\$ 27.11			X	
13	3,125		\$ 14.34			X	
14	6,242						
15	15,000	Fiesta Supermarket	\$ 7.97	11/30/29			
16	5,779		\$ 3.27			X	
17	982	Neda Jewelers	\$ 15.19	8/31/26			
18	899	Boost Mobile	\$ 35.40	8/31/25			With Landlord for execution. Extend 3 years at 3% annual increase.
19	3,214		\$ 6.50			X	
20	4,693	Big Coin Laundry	\$ 16.09	6/30/28	5 yr due 06/30/27		
22	3,431		\$ 2.57			X	
24	3,088					X	
25	3,745		\$ 5.10			X	
26	30,000	The Furniture House (STG)	\$ 1.60	7/26/24		X	Furniture House is terminating month-to-month contract ...
27	2,000					X	
28	9,383	Kids and Family Dental	\$ 14.05	5/31/27	5 yr due 05/31/27		
29	4,841		\$ 4.59			X	
30	2,070		\$ 11.44			X	
31	7,764	Manassas Ballet Theatre	\$ 4.00	8/31/10			
32	3,843	Wu's Garden	\$ 15.33	1/31/27			
33	1,964	Little Caesar's	\$ 18.73	8/31/31	5 yr due 02/02/21 , 5 yr due 02/02/26 , 5 yr due 03/04/31		
34	922	Baldino's Lock	\$ 25.52	2/28/26			LOR. 3 years. \$30.00 psf. 3% annual increases thereafter.
35	168		\$ 26.79			X	

Total SF	185,179
Occupied SF	135,079
% Occupied	72.95%

TERMINATION RIGHTS

03	11,523	Advance Auto Parts	If any Hazardous Substances in S/C, not caused by TT and materially and adversely interferes w/ TT operations is not cured w/in 120 days.
11a	8,374	Family Dollar	If LL leases to a TT who is a variety store or discount store.
28	9,383	Kids and Family Dental	If Medicaid program is discontinued and TT cannot continue to operate for the Permitted Use.

KEY	Abbreviations
Vacant	LOI Letter of Intent
Month to Month	LOR Lease out for Review
Spotlighted	LOS Lease out for Signature
Termination Right	LX Lease Executed
Expires within 12 months	EBT Executed by Tenant
Expires within 24 months	PROS Prospect
M	For spaces with X - market as vacant including Site Plan/Web Site/Costar/Eblast

Acct Num	Acct Name	Project Description	Placed in Service	Carryover Balance	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	CY Additions Total	Grand Total	Comments
30040-000	SHOPPING CENTER IMPROVEMENTS			28,151.70															
	Sidewalk Brick Repairs		9/30/2025				23,565.00								-		23,565.00	23,565.00	
																	-	-	
																	-	-	
30040-000	TOTAL SHOPPING CENTER IMPROVEMENTS			28,151.70	-	-	\$ 23,565.00	-	-	-	-	-	-	-	-	-	23,565.00	51,716.70	
																			51,716.70 GL Balance - Variance (s/b 0.00)

Acct Num	Account Name	Project Description	Lease Begin	Lease End	Carryover Balance	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	CY Additions Total	Grand Total	Comments
30045-000	TENANT IMPROVEMENTS				-													-	-	
																		-	-	
30045-000	TOTAL TENANT IMPROVEMENTS				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																				0 GL Balance - Variance (s/b 0.00)

Acct Num	Acct Name	Project Description	Lease Begin	Lease End	Carryover Balance	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	CY Additions Total	Grand Total	Comments
30055-000	TENANT ALLOWANCE				-															
30055-000	TOTAL TENANT ALLOWANCE				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																				0 GL Balance - Variance (s/b 0.00)

Acct Num	Acct Name	Project Description	Lease Begin	Lease End	Carryover Balance	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	CY Additions Total	Grand Total	Comments
30109-000 - 30110-000	LEASING COMMISSIONS				-															
	Space 01 - 7-Eleven		1/1/2026	12/31/2030				14,002.06									-	-	-	
																		14,002.06	14,002.06	
																		-	-	
																		-	-	
30109-000	SUBTOTAL LEASING COMMISSIONS - RMC				-	-	-	14,002.06	-	-	-	-	-	-	-	-	-	14,002.06	14,002.06	
																				14,002.06 GL Balance - Variance (s/b 0.00)
30110-000	SUBTOTAL LEASING COMMISSIONS - COBROKER				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30109-000 - 30110-000	TOTAL LEASING COMMISSIONS				-	-	-	14,002.06	-	-	-	-	-	-	-	-	-	14,002.06	14,002.06	(14,002.06)
																				0 GL Balance - Variance (s/b 0.00)

Acct Num	Acct Name	Project Description	Lease Begin	Lease End	Carryover Balance	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	CY Additions Total	Grand Total	Comments
30115-000	LEGAL LEASING FEES				137.50															
	Boost Mobil		TBD	TBD									587.50					587.50	587.50	
	Baldino's		3/1/2026	2/28/2029									857.44					857.44	857.44	
																		-	-	
30115-000	TOTAL LEGAL FEES				137.50	-	-	-	-	-	-	-	1,444.94	-	-	-	-	1,444.94	1,582.44	
																				1,582.44 GL Balance - Variance (s/b 0.00)



Date
4/8/2026

Category	Action Item	Cost	Vendor	Comment
Painting & Decorating - CAM	Painting - Paint the Wu's bldg	\$ 2,520.00	Kron	Received bids from Kron & Gettier. Hold on 3rd bid confirmed 7/30 per P. Small
Signage - CAM	New property signage (i.e., no trespassing, etc.)	\$ 27,068.41	KRT	Followed up with KRT 2/25. Awaiting update.
Trash Removal - CAM	Limit dumpsters in rear of center			Adjusting quote for only two stations at 3x a week.
	Dedicated trash receptacle areas with fencing			
	Dumpster Enclosure Construction			Project out to bid. Permit will be needed as well as concrete pad per city requirements
Shopping Center Improvements - Cameras	Security plan - Manassas PD - cameras - Option 1	\$ 81,145.00	Tel2Net	Pole mounted option
	Security plan - Manassas PD - cameras - Option 2	\$ 89,517.00	Tel2Net	On roof and under canopy
		\$ 61,684.98	DW Security	Pole Mounted Option
			Chase Systems	Reached out for additional bids mirroring Tel2Net scope
		\$ 204,899.28	LVT	
Shopping Center Improvements - LED Wall Packs at Rear of Center	- Rear lighting and breezeway to LED	\$ 72,150.00	CMI	Obtaining additinoal bids from PCM
Shopping Center Improvements - Asphalt	Price asphalt replacement of neighboring street and our property	\$ 308,065.00	Finley Asphalt	Confirming price is still valid for 2025-2026 budget. Putting out to bid to additional contractors
	Price asphalt replacement at rear of center, our property only	\$ 158,655.00	Finley Asphalt	Confirming price is still valid for 2025-2026 budget. Putting out to bid to additional contractors
	Repair rear "L" asphalt	\$ 40,774.00	Gettier	Verify price with Gettier
Misc	License Agreement - JW Congregation Temp Parking			Drafted and circulated for approval
Tenant / Space Issues				



Action Item	Cost	Vendor	Comment
Continued Page 1			
Replace/reseat ceiling panels	\$1,000.00	Kron	Completed
Remove WonderKids signage	\$1,373.85	KRT	Completed
Lease audit regarding trash and recycling services to be taken into CAM	\$0.00	Rappaport	Completed
Hard trash pull vacancy suite 9040	\$1,255.00	Gettier	Completed
Hard trash pull outside of Manassas Ballet	\$285.00	Gettier	Completed
Pothole repair, round one	\$8,200.00	Finley Asphalt	First of two repairs completed by Finley Asphalt
Discontinue marketing/promotional expenses	\$0.00	Rappaport	Expenses have been terminated
ClickPay	\$0.00	Rappaport	Electing not to pursue due to issues with ClickPay
Furniture House - remove signage regarding liquidation	\$0.00	Tenant	Tenant has 15 days to cure (2/3/25 + 15 = 2/18/25) Completed
Tenant Signage per City Ordinance - Furniture House	\$0.00	Tenant	Completed
Neda Jewelers banner to be removed	\$0.00	Tenant	Completed
Tenant Meeting - Furniture House	\$0.00	Rappaport	February 21st, 12:00 PM-1:00 PM
Tenant Meeting - Pitkin Hardware	\$0.00	Rappaport	February 21st, 1:00 PM-2:00 PM
Tenant Meeting - Molcajete Restaurant	\$0.00	Rappaport	February 21st, 2:00 PM-3:00 PM
Tenant Meeting - Baldino's	\$0.00	Rappaport	February 28th, 12:00 PM - 1:00 PM
Tenant Meeting - Big Coin Laundry	\$0.00	Rappaport	February 28th, 1:00 PM - 2:00 PM
Tenant Meeting - Little Caesar's	\$0.00	Rappaport	February 28th, 2:00 PM - 3:00 PM
Tenant Meeting - Fashion Hair	\$0.00	Rappaport	March 7th, 1:00 PM-2:00 PM
Tenant Meeting - Fiesta Supermarket	\$0.00	Rappaport	March 7th, 2:00 PM-3:00 PM
Furniture House - replace broken window (TT)	\$0.00	Tenant	Completed
Check leases for Holdover	\$0.00	Rappaport	Completed
Remove excess bins in front of Pitkin Hardware	\$0.00	Tenant	Tenant received approval from EDA to leave bins in place.



9704 Suite A Gunston Cove Rd.
Lorton, VA 22079
(P) 703-455-6000

BILL TO

HVAC Unlimited, Inc/Manassas Shopping Center
HVAC01-151000 #PO BOX 7744
MERRIFIELD, VA 22116 USA

ESTIMATE
180116085

ESTIMATE DATE
Mar 18, 2026

JOB ADDRESS

Former Wonder Kids
9102 - 9104 Mathis Avenue
Manassas, VA 20110 USA

Job: 180046329

Technician: Kevin Murphey

ESTIMATE DETAILS

HVAC repairs: Replace the failed Reznor furnace induced draft fan assembly and test operation (motor, blower, capacitor).

Come prepared with a 6" weather cap for the flue pipe and install. If there is another problem with the leaking issue, I will reevaluate the situation and fix or address it.

Check the refrigeration charge. If the pressures / temperatures indicate low charge, more labor / refrigerant costs will be added

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
AA-100	Replace OEM Induced Draft Fan and Flue Vent cap	1.00	\$2,794.00	\$2,794.00

SUB-TOTAL \$2,794.00

TAX \$0.00

TOTAL \$2,794.00

Please be aware there will be a 3% convenience fee to use credit cards for payments. Payments processed via Cash, ACH or check are accepted without this convenience fee.

If payment is not received within 30 days, a 3% interest charge will be applied to each invoice with a balance. Thank you for your business!



MANASSAS SHOPPING CENTER

REDEVELOPMENT STUDY

April 2026



Economic Development Authority

ACKNOWLEDGMENTS

PLACEHOLDER: CITY TO PROVIDE

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MANASSAS SHOPPING CENTER

1957

BUILDERS

I. J. BREEDEN • JOHN L. BREEDEN

Manassas Shopping Center dedication plaque

1

MASTER PLAN

SITE CONTEXT

BACKGROUND

The 13.5-acre Manassas Shopping Center is located at 9018 Mathis Avenue, at the intersection of Mathis Avenue and Sudley Road. The shopping center was constructed in 1955 and has remained open since then. As the center has aged, deferred maintenance has made some spaces unleaseable. The property is located within the Mathis character area, as designated in the comprehensive plan, and is identified for revitalization due to its proximity to downtown and major transportation corridors. It is located within a state-designated revitalization area and a federally-designated Opportunity Zone. Recognizing its strategic potential, the Manassas Economic Development Authority purchased the property in 2024 using one-time American Rescue Plan Act funding, enabling the City to guide its redevelopment in line with long-term goals.

LOCATION & CONNECTIVITY

The site is located northeast of Historic Downtown Manassas and is bounded by Sudley Road to the south, Mathis Avenue to the east and Portner Avenue to the west. The north end of the site

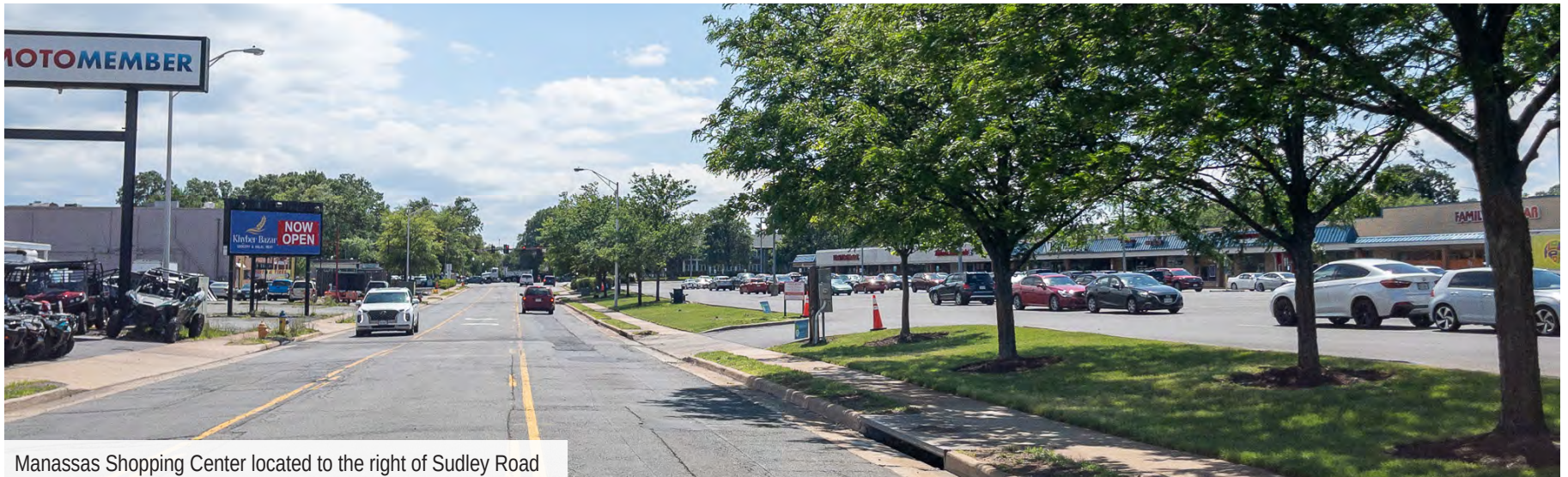
is adjacent to a separately owned parcel with an auto parts store that appears as a continuation of the shopping center. The site is well situated regionally, with access to I-66, VA-234 and VA-294. Furthermore, due to its location adjacent to the major highway corridors, the site has the opportunity to become a gateway into downtown for local and regional travelers.

CHARACTER & USES

The site is framed by residential areas east of Portner Avenue and south of Sudley Road consisting mostly of condominiums and single-family homes. Commercial and industrial areas flank the northern and eastern edges of the site along Mathis Avenue and Centerville Road consisting primarily of car dealerships and auto shops.

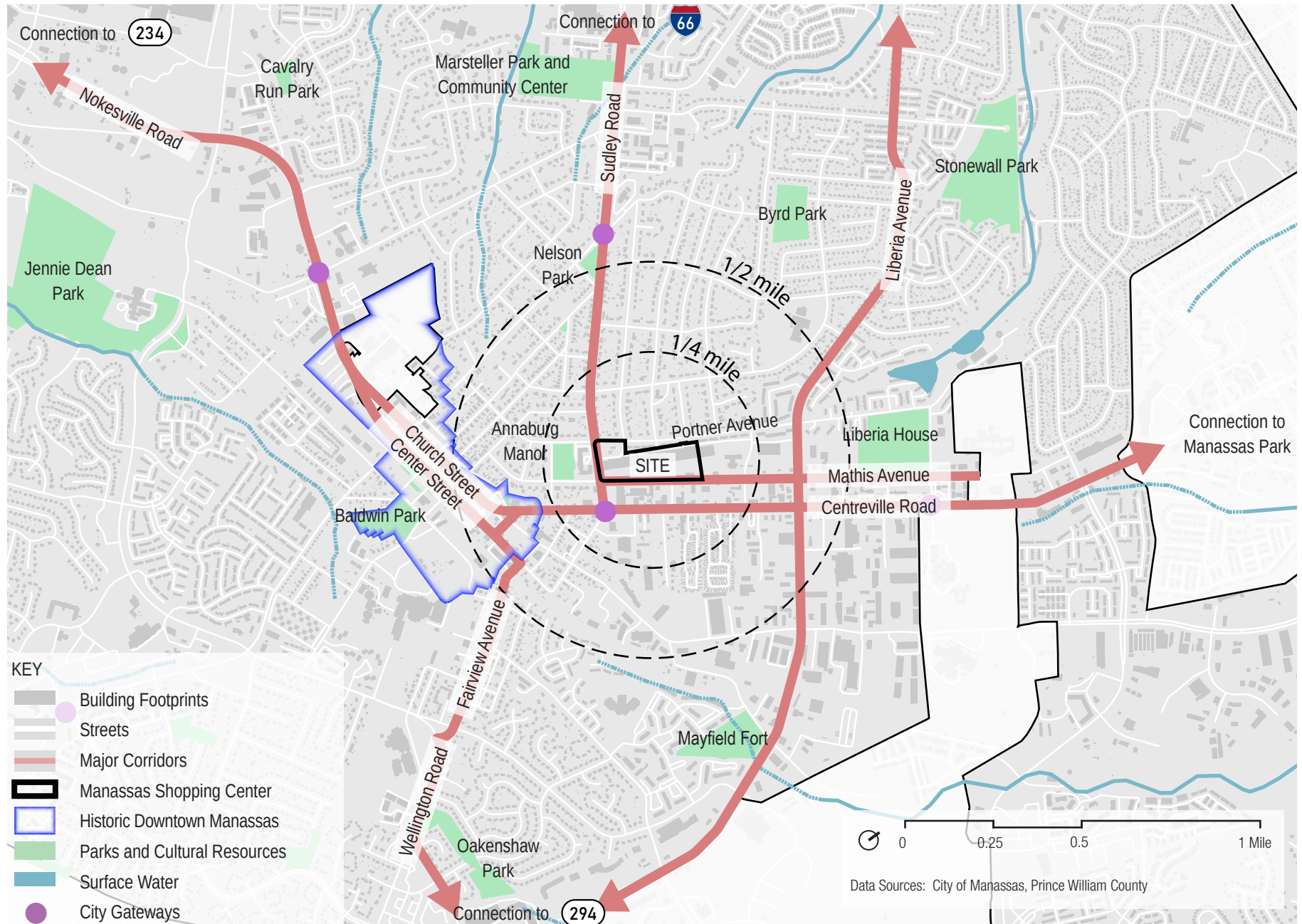
OPEN SPACE

The only public open space within a 1/4-mile walk to the site is the greenspace at the Annaburg Manor property. There is a master plan for the site which calls for future renovations and activation.



Manassas Shopping Center located to the right of Sudley Road

SITE CONTEXT - REGIONAL



COMMUNITY CONVERSATIONS: SUMMARY

PARTICIPATION BY NUMBERS



2

Community Meetings

June 3rd

June 10th

The City, in partnership with the EDA and the consultant team, hosted two identical bilingual (English/Spanish) community conversations on June 3 and June 10, 2025, to launch the planning process and invite early input on the site's future. Each session included a project overview presentation, followed by small-group

discussions where participants shared perspectives and asked questions, and concluded with a group recap and next steps.

The following section highlights key aspects of these conversations, including participation levels, guiding discussion questions, and the primary themes that emerged.



100+

In-person Participants



11

Break-out Group Discussions



67

Online Comment Responses

SMALL GROUP DISCUSSION QUESTIONS

1. What kinds of uses would you like to see in the future redevelopment of the Manassas Shopping Center Site?

2. What level of building height or development intensity would you feel appropriate for this site?

3. What type of architectural character or building styles would you like to see in the new development?

4. What kinds of public spaces or community gathering areas are important for this site?

5. How should people move in, out, and through the site?

6. What are your top concerns or priorities for this redevelopment?

COMMUNITY CONVERSATIONS: TOP THEMES



Mixed-use was most preferred



There should be a range of housing types and affordability is desired



Strong desire for new/relocated dining and shopping options



Development should have a range of heights, generally 2-4 floors



Improved connectivity to and around the site is a priority



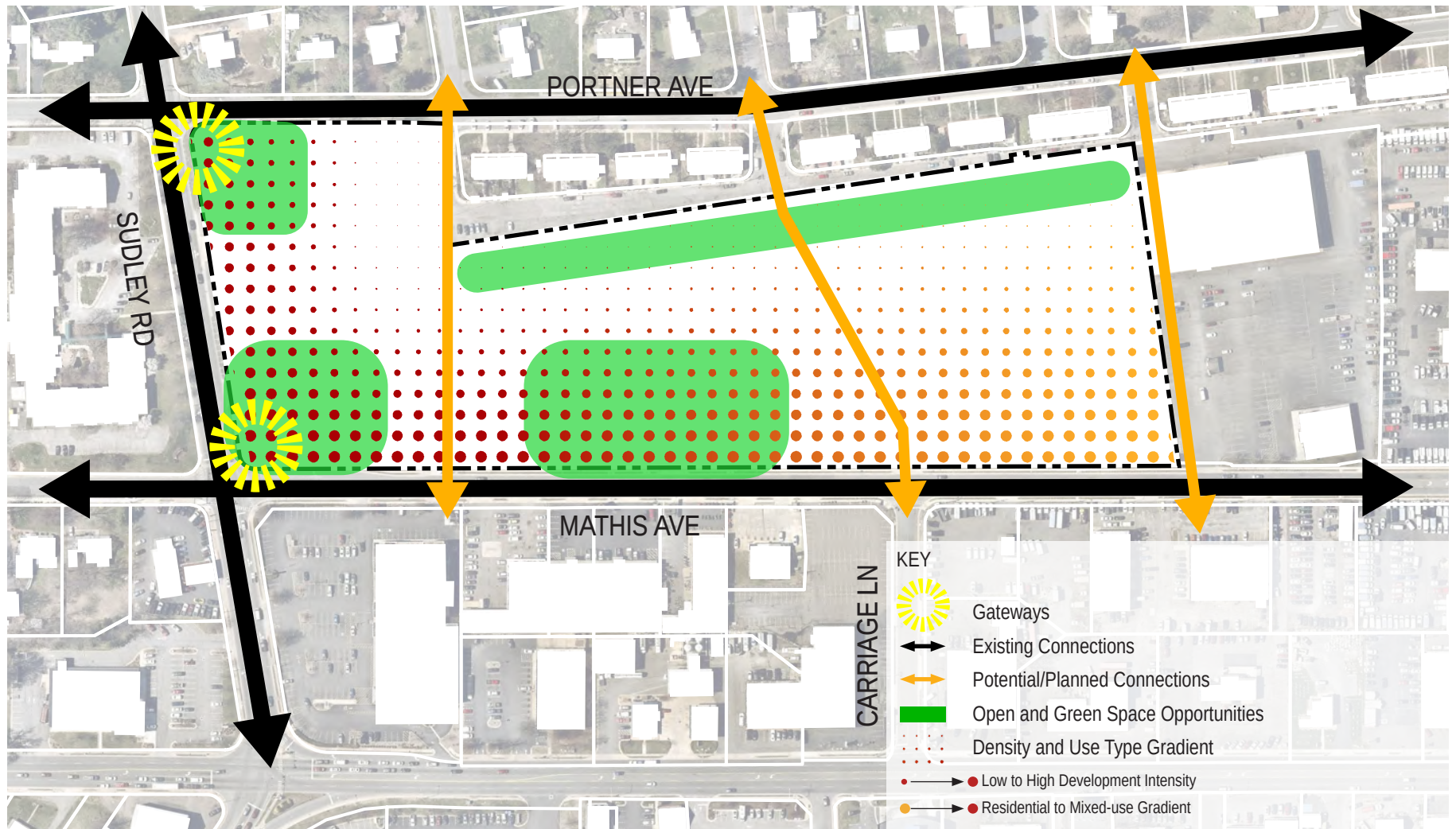
Green / community space is extremely important

COMMUNITY CONVERSATIONS SUMMARY

The diagram below summarizes key input received during the community conversations. It highlights the potential linear park and associated public gathering spaces, plazas, and green areas, positioned to serve both existing residents and new development. The site is envisioned with higher-intensity redevelopment along Sudley Road and Mathis Avenue, including prominent gateway opportunities at the intersections of Mathis & Sudley and Sudley &

Portner Avenue. Land uses transition from mixed-use development near Sudley Road to primarily residential uses on the eastern portion of the site.

The diagram also emphasizes connectivity, showing both pedestrian and vehicular circulation throughout the site, linking open spaces, development areas, and surrounding neighborhoods.



PUBLIC MEETING - KEY TAKEAWAYS

At the public meeting, three redevelopment concepts were shared with the community. Concept C received the most feedback, generating more comments than Concepts A and B combined. It was particularly well-received for its abundant open space and the increased density enabled by parking decks, as well as being a fresh alternative compared to the previously presented Concepts A and B. This feedback outcome held true for both in-person and online feedback.

Across all concepts, opinions varied on building heights. Some participants felt the proposed heights were too tall for the surrounding context, while others expressed a desire for greater density. Surface parking also drew multiple comments, with respondents suggesting that portions of this space could be repurposed for more productive uses or community amenities. Community members emphasized the importance of diverse housing types and uses, including independent 55+ communities, affordable housing, and a mix of densities ranging from townhomes to apartments and condominiums.





THE VISION

The preferred concept is shaped by community input and market considerations, balancing placemaking, connectivity, and redevelopment flexibility. The following themes capture the core vision guiding the site's transformation.



OPEN SPACE AND PLACEMAKING

A connected network of green spaces defines the heart of the site, including a linear park that buffers existing residential areas, a central plaza along Mathis Avenue as a primary community focal point, and a neighborhood park at Sudley Road and Portner Avenue. Complemented by smaller pocket parks and tree-lined streets, these spaces create a layered system of recreation and gathering areas that support daily activity, community events, and a strong sense of identity while enhancing walkability and comfort.



STRATEGIC LAND USE AND INTENSITY

Land uses are thoughtfully organized to reinforce both visibility and compatibility. Active commercial frontages line Mathis Avenue, creating a walkable destination, while a signature, higher-intensity anchor development at the corner of Sudley Road and Mathis Avenue establishes a prominent gateway. Building intensity transitions to lower-scale residential along Portner Avenue, ensuring sensitivity to adjacent neighborhoods. A diverse mix of uses, including retail, mixed-use buildings, affordable rental, and age-restricted housing, supports an inclusive and economically resilient community.



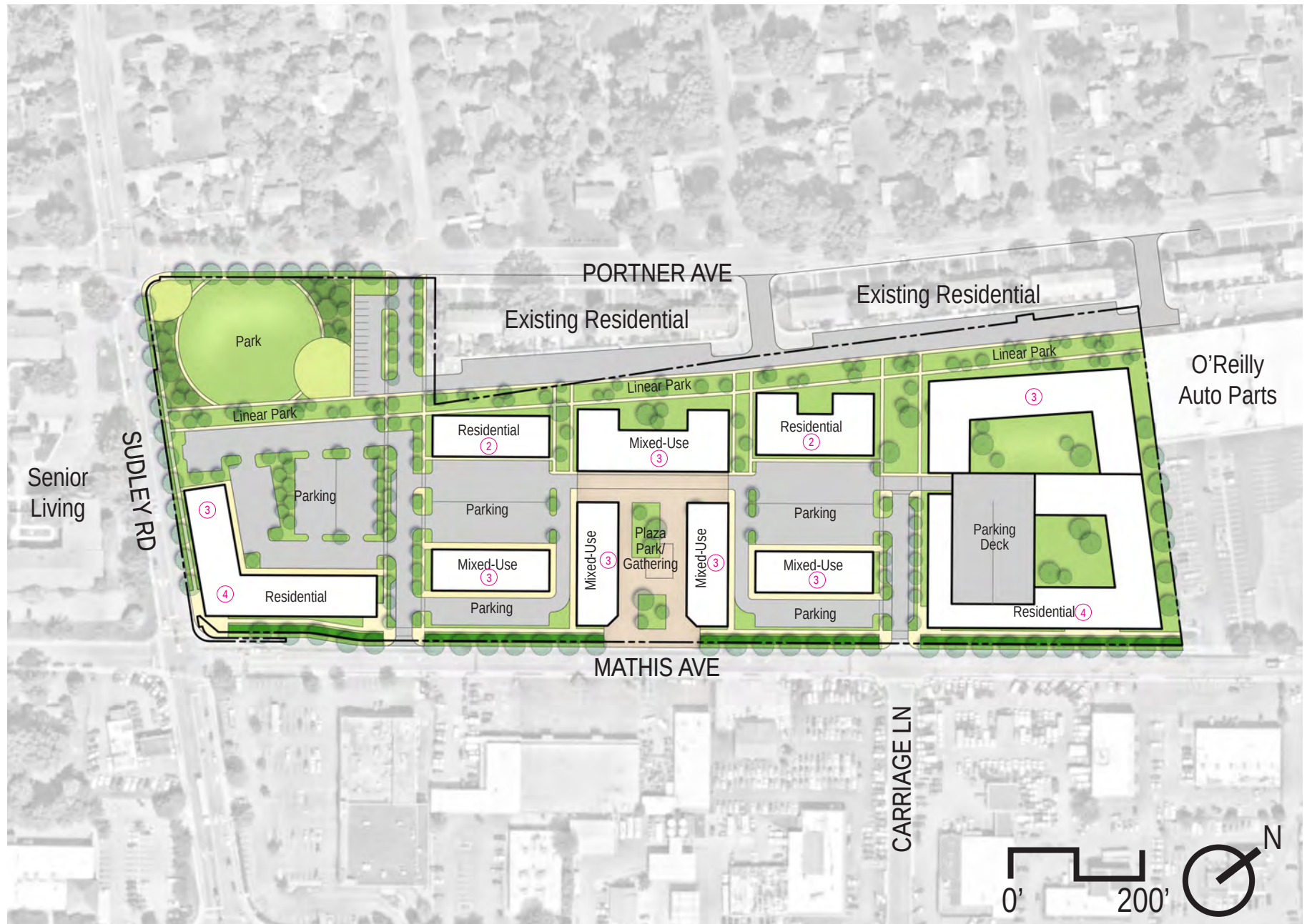
CONNECTIVITY AND ACCESS MANAGEMENT

A well-integrated network of streets and pedestrian connections enhances circulation within the site while strengthening external linkages specifically from Mathis Avenue. Tree-lined streets and comfortable pedestrian connections promote walkability and safety. Access is strategically managed, with primary entries from Mathis Avenue and limited connections to Portner Avenue to minimize cut-through traffic and maintain neighborhood character, supporting a balanced and context-sensitive mobility framework.



FLEXIBLE DEVELOPMENT FRAMEWORK

The plan is designed to evolve over time, with interchangeable development pads allowing for phased implementation and adaptability to market conditions. A coordinated parking strategy, incorporating on-street spaces, shared parking, surface lots, and potential structured or podium parking, supports efficient land use while enabling higher development intensity where appropriate. This flexible approach ensures long-term viability while maintaining a cohesive vision for buildout.



PREFERRED CONCEPT - PRECEDENT IMAGES



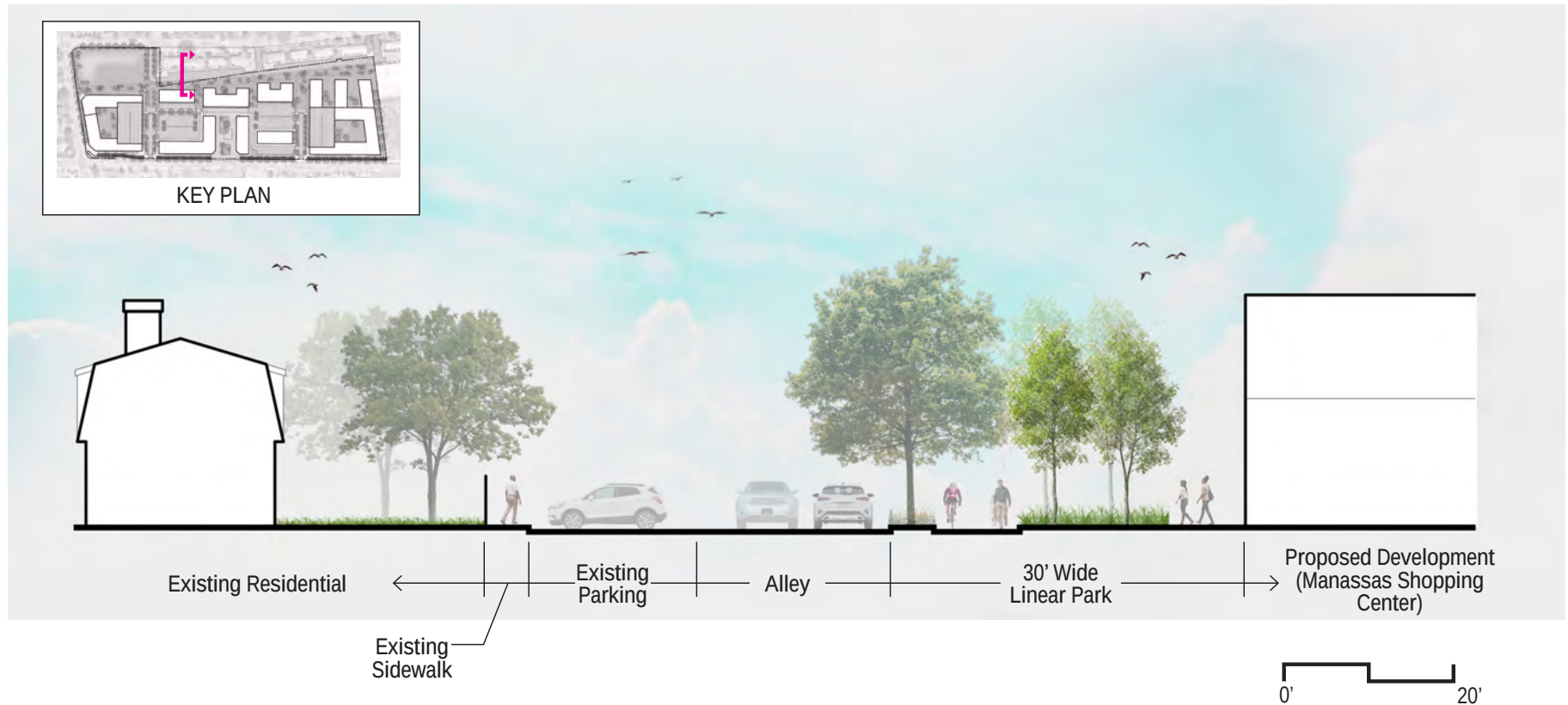
PREFERRED CONCEPT - AN AERIAL VIEW



POTENTIAL LINEAR PARK BUFFER

The following cross-sectional view illustrates the 30-foot wide linear park, oriented east–west and located between the existing residential neighborhood along Portner Avenue and the proposed development. The park features a multi-use path that accommodates both pedestrians and bicyclists, alongside generous green and open space areas. The multi-use path strengthens connectivity, linking the site to Downtown, Annaburg Manor, and Liberia House, while providing green buffer between the existing and proposed development.

These open spaces are designed to be flexible, supporting a range of active and passive recreational uses for both existing residents and new users. Amenities may include playgrounds, open lawn areas for informal play, and quieter spaces for relaxation within shaded tree clusters, along with other neighborhood-serving features.



VIEW OF THE CENTRAL PLAZA



PREFERRED CONCEPT - KEY RECOMMENDATIONS

PREFERRED CONCEPT: KEY VISION ELEMENTS

Open Space

- Central plaza park as the primary community gathering space. The public plaza with commercial kiosk invites residents and visitors alike to linger in the public center of the neighborhood.
- Linear park serving as a buffer between existing and new residential areas.
- Tree-lined streets enhancing shade, comfort, and overall public realm.

Land Use

- Gateway building at Mathis Avenue and Sudley Road; potential mixed-use with multifamily above ground-floor commercial.
- Commercial and mixed-use buildings fronting Mathis Avenue. New shops and restaurants along Mathis Avenue enliven the district and can be accessed via the linear park and pedestrian connections.

- Residential located toward the rear of the site with sensitivity to adjacent neighborhoods.
- Diverse housing options, including affordable, age-restricted, and workforce units.

Connectivity

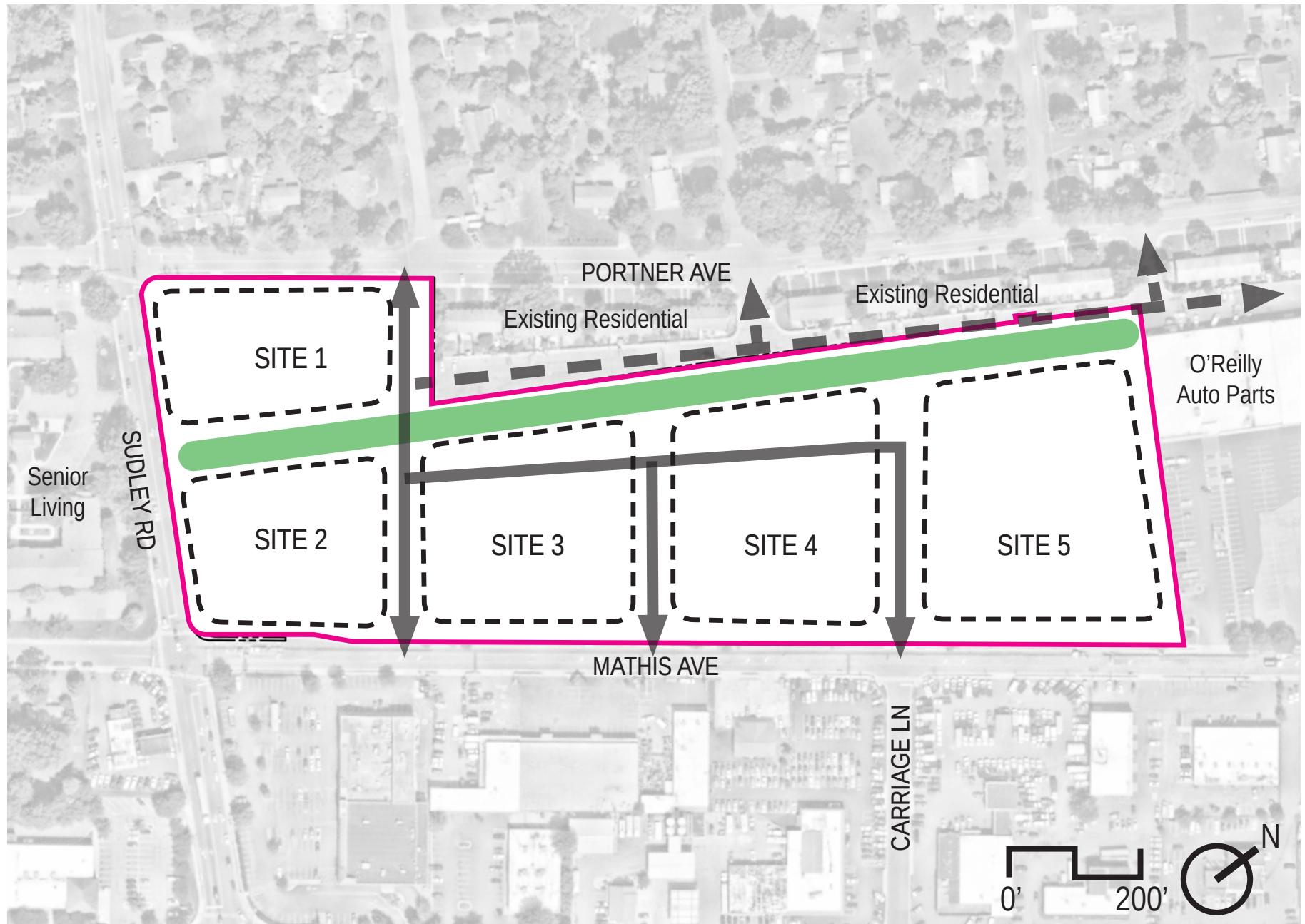
- Tree-lined street grid providing efficient internal circulation and strong connections to Mathis Avenue.
- On-street parking complementing off-street parking to meet City requirements.
- Targeted “teaser” parking along Mathis Avenue to support retail visibility and access.
- No direct vehicular connection to Portner Avenue through the site.

LAND USES & PARKING SUMMARY

Residential - Multifamily Units	272 units
Commercial Area	40,000 SF
Parking Provided	542 spaces

NOTE: Residential: 270–350 units; varies based on parking configuration, with higher yields achievable through additional structured parking

PREFERRED CONCEPT - KEY RECOMMENDATIONS



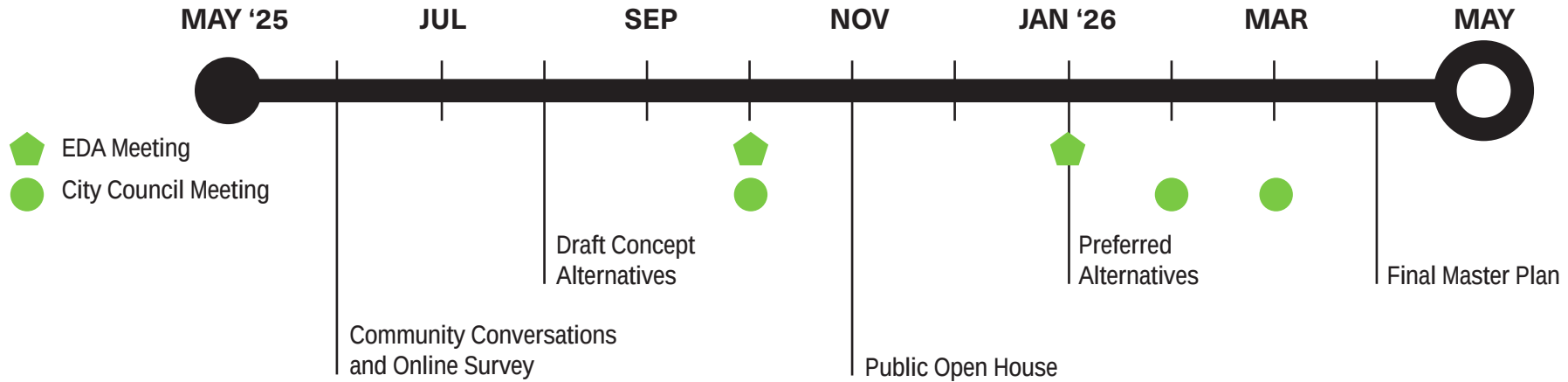


Community Conversation Session

2

COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT TIMELINE



COMMUNITY CONVERSATIONS

The consultant team and City staff facilitated a total of 11 breakout group discussions across the two evenings. During the June 3rd community conversation, one small group discussion with community members was held in Spanish. The following six questions were used to initiate conversations with participants. The questions served to gather feedback around critical issues regarding the site's future use and function. Exhibit boards with the discussion questions, precedent images, and a site base map were provided in each room. Copies of the boards are included in the appendix of this summary.

Alongside the discussion questions, participants were tasked with working with the facilitator to create collage-style site maps with a combination of precedent photos and drawings that show visually and spatially what and where they would prefer development on the site to resemble.

1. What kinds of uses would you like to see in the future redevelopment of the Manassas Shopping Center site?
2. What level of building height or development intensity would feel appropriate for this site?
3. What type of architectural character or building styles would you like to see in the new development?
4. What kinds of public spaces or community gathering areas are important for this site?
5. How should people move in, out, and through the site?
6. What are your top concerns or priorities for this redevelopment?

The following pages document the summary of feedback organized by these six discussion questions, synthesizing both the written record of discussion and the collage plans produced by each group.

Question 1

WHAT KINDS OF USES WOULD YOU LIKE TO SEE IN THE FUTURE REDEVELOPMENT OF THE MANASSAS SHOPPING CENTER SITE?

Mixed-use

Across the different groups and two days, the strong preference was for mixed-use development. Across the written discussion records, 9 out of 11 groups specifically mentioned mixed-use and images of mixed-use buildings were present on 8 of the collage plans. In this case, the mixed-use specifically refers to vertical mixed-use with residential uses above ground-level non-residential uses.

Residential Uses

Groups generally supported the development of multifamily housing on the site. Some groups specifically underscored they would like to see condo-ownership units alongside, or instead of, rental apartments. One group included townhomes in their list of supported uses, and 5 groups included images of townhomes on their collage maps.

Affordable housing was mentioned by 4 groups and affordability was a major overarching topic. Of principal concern were older adults and young adults—two age groups with different needs but both that struggle to find affordable, quality housing in neighborhoods that suit their lifestyles.

Commercial Uses

Many groups listed ground-floor and active uses they would like to see, including retail, restaurants, and entertainment venues - showing a preference for consumer-focused and “destination” uses. Specific entertainment uses mentioned include movie theaters, music venues, and an event or conference center.

While generally retail was desired, it was tempered by questions of market demand. Multiple groups discussed commercial and mixed-use in Manassas Park and how many storefronts along Market Street and Manassas Drive were vacant for years after construction. Thus, many groups showed commercial and mixed-use buildings along Mathis Avenue on their collage maps, seeking to concentrate the active ground floor uses to a specific part of the site.

Question 2

WHAT LEVEL OF BUILDING HEIGHT OR DEVELOPMENT INTENSITY WOULD FEEL APPROPRIATE FOR THIS SITE?

All groups provided specific guidance on the number of floors of development they believe would fit the character of the site and its surroundings. The ranges varied, but were generally within a 1 level deviation from the average, with a few outliers. On the lower end, the average number of floors was 3.3 and the average upper limit was 4.5. A few groups recommended that building heights on this site reflect the existing character of Historic Downtown Manassas.

Groups did express that different heights would be suited to different parts of the site. Generally, groups preferred to locate taller buildings along Mathis Avenue, gradually stepping down in height toward the northwest with shorter buildings placed adjacent to the existing residential structures and neighborhood. A few groups mentioned higher density buildings being suitable closer to Sudley Road.

Another point frequently mentioned was using tiered building design utilizing setbacks to break up massing and placing taller buildings that do not feel too massive for the area.



Mixed-Use Streetscape with Outdoor Dining



Mixed-Use Streetscape with Pedestrian Crossing



Traditional-clad Townhomes

Question 3

WHAT TYPE OF ARCHITECTURAL CHARACTER OR BUILDING STYLES WOULD YOU LIKE TO SEE IN THE NEW DEVELOPMENT?

The discussion groups responded similarly to this question; they tended to prefer traditional and hybrid contemporary/traditional design styles. Almost all groups expressed that they like the traditional style of Historic Downtown Manassas, and feel that development should emulate that part of the city. Some felt like the integration of more modern styles could make the area feel more welcoming to young people. 6 groups specifically supported traditional styles, with 5 supporting a hybrid style, and 2 supporting modern styles.

These preferences were mirrored on the collage plans. The precedent images chosen were more likely to reflect traditional design styles over modern ones, specifically brick-clad buildings.

Question 4

WHAT KINDS OF PUBLIC SPACES OR COMMUNITY GATHERING AREAS ARE IMPORTANT FOR THIS SITE?

The discussion groups responded similarly to this question; they tended to prefer traditional and hybrid contemporary/traditional design styles. Almost all groups expressed that they like the traditional style of Historic Downtown Participants were enthusiastic about the addition of new public, outdoor spaces to the site as part of redevelopment.

Form

The clear preference for public spaces among groups were the two images depicted on the next page. Out of all options, these showcase open lawn areas and trees most out of all. They both show lawns and plaza spaces with light programming, fronted on multiple sides by active commercial uses. One shows a fountain in the center. A key difference between them is style - one is a

rectangular, traditional square and the other is more contemporary, characterized by modern touches and rounder shapes.

A few groups mentioned private outdoor space for residents in addition to the public areas. One group suggested using rooftop space for this.

Character

Overall, the groups generally preferred the public space to be green, characterized by extensive tree canopy and lawn areas. Paved areas should not dominate but support the green spaces. Groups were concerned about heat and comfortability in the public realm, advising that the trees, lawn, and planting areas would provide shade and ameliorate urban heat island.

Many groups recommended to have active ground floor uses along the perimeter of the open space to help activate it and provide “eyes on the street”. Within the verbal discussions, groups recommended that the public spaces have strong pedestrian and bicycle access.

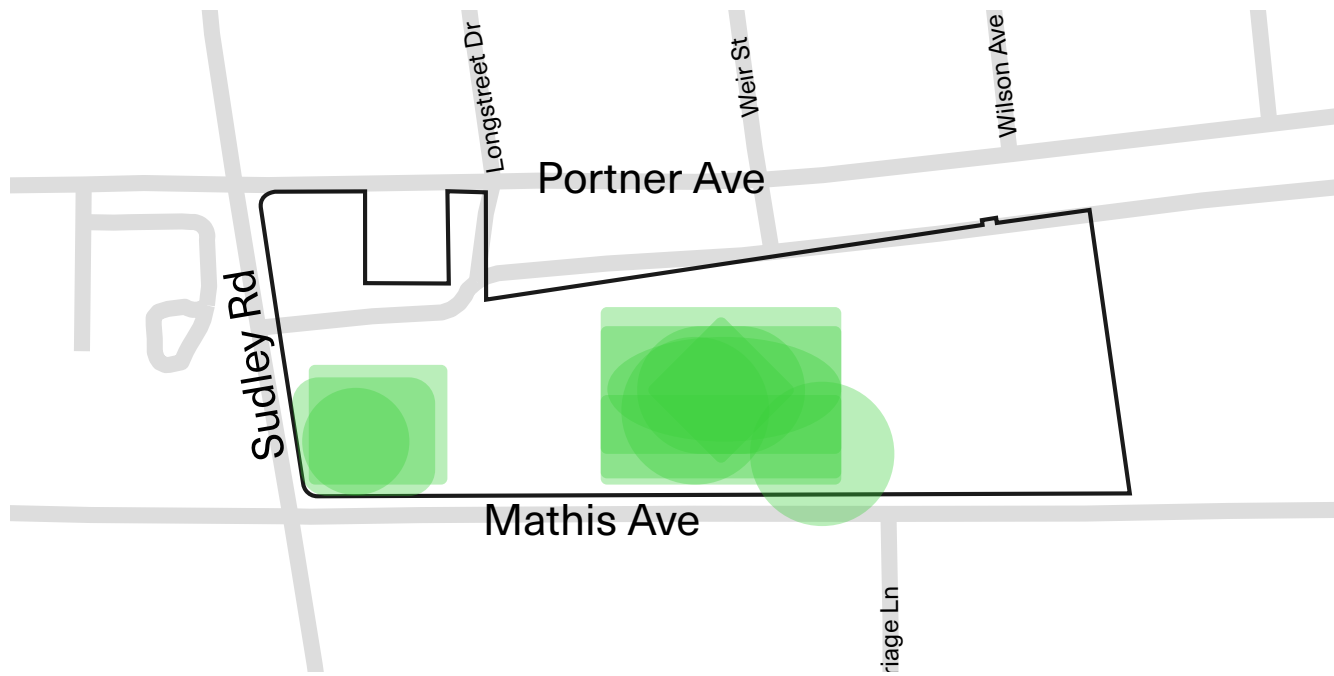
Program

Three groups requested a water feature of some kind, either a fountain or splash pad. Other groups viewed the public space as a place for holding events such as concerts, outdoor movies, a farmers market, and festivals. Three groups requested play areas for children in an open space.

Multiple groups discussed walking trails and pedestrian paths to access and cut through the open space, providing a comfortable walking environment within Manassas, and feel that development should emulate that part of the city. Some felt like the integration of more modern styles could make the area feel more welcoming to young people. 6 groups specifically supported traditional styles, with 5 supporting a hybrid style, and 2 supporting modern styles.

These preferences were mirrored on the collage plans. The precedent images chosen were more likely to reflect traditional design styles over modern ones, specifically brick-clad buildings.

LOCATIONAL PREFERENCE FOR PUBLIC OPEN SPACE



Traditional Planted Plaza



Naturalistic Green Plaza

Question 5

HOW SHOULD PEOPLE MOVE IN, OUT, AND THROUGH THE SITE?

Vehicular Movement

Groups generally supported limiting vehicular circulation in the interior of the site. Conflicts between passenger vehicles and car carriers servicing the businesses to the south of Mathis Avenue were mentioned by multiple groups. Groups supported through connections from Portner Avenue to Mathis Avenue, but one group did raise the concern of cut-through traffic. A few groups also mentioned the importance of preserving rear alley access for the homeowners along Portner Avenue.

Pedestrian Flow

Groups were fairly consistent in their desire for strong pedestrian access and a comfortable and safe walking experience to access the site, along the perimeter, and interior to the site.

Multiple groups identified Sudley Road as a high traffic, high speed road that is uncomfortable and unsafe to cross. Some groups noted that pedestrians would be unlikely to cross Sudley Road on their way to or from the site. It was mentioned that access to and from the senior housing facility and Annaburg Historic Site to the southwest may be limited by unwillingness to cross the street. One group recommended a pedestrian bridge crossing the street, while another discussed how a proposed roundabout at the intersection of Sudley Road and Centreville Road may slow traffic down in the future. One group suggested installing a roundabout at the intersection of Sudley Road and Mathis Avenue.

To the northeast, some participants were skeptical of peoples'

willingness to walk outside of the site to visit other destinations, such as Nathan's Dairy Bar, a popular ice cream shop located a block north of the site along Mathis Avenue.

Four groups showed internal pedestrian connections on their collage maps, indicating a desire for strong connections along the main axis of the site. One group showed tree-lined pedestrian and bike paths connecting through the site, from Portner Avenue to Mathis Avenue, along Longstreet Drive and Weir Street.

Accessibility was a specific recommendation for multiple groups who called out strong adherence to ADA design requirements across the site.

Transit Connections

Four groups suggested introducing a trolley that would travel between Historic Downtown Manassas and the Manassas Shopping Center site. The purpose would be to take residents and visitors between the two destinations, helping to facilitate activity in the new development and reduce the parking burden downtown from new residents.

Four groups mentioned bus service as being important for the transportation ecosystem of the site in the future.

Parking

Groups had mixed views about parking that ultimately reflect the same sentiment: that the new development should have sufficient parking to meet demand, but that it should be unobtrusive and not detract from the development as a whole. 6 groups supported building a parking garage/deck to meet parking needs, and 5 groups discussed underground parking as a solution, either building structures on top or using the area as public open space.



Community-Generated Design Collages from Community Conversations

Question 6

What are your top concerns or priorities for this redevelopment?

One of the most common opportunities cited was for the addition of green space and trees to the site that would contribute to quality of life and encourage urban cooling. This sentiment was echoed across most groups.

An important opportunity and consideration voiced by a few groups was to take a long term view to planning, carefully weighing the impacts to the surrounding communities both positively and negatively. Making the most of the site and getting the design and programming right was important to them. This included quality connections to downtown and adjacent properties, design of the public open spaces, and the types of housing and amount of commercial development.

One chief concern raised was the development's impacts on the city's existing infrastructure and services. Adding new residents and businesses will create more demand for essential services. Participants mentioned traffic impacts, schools, utilities, and

emergency services. Traffic was especially stressed, as there is already a perception of congestion, specifically along Sudley Road. A few groups wondered what potential impacts to the city's tax revenue there would be, and if this project would use public funds.

Multiple groups touched on safety as a concern, both ensuring that crime is deterred during construction as well as when complete. One group emphasized lighting as a means to deter unlawful behavior at night.

Another major concern voiced responding to this question and throughout the conversations in general was affordability. Participants wanted to ensure that apartments and townhomes would be affordable to a wider range of community members, including first time home buyers.

Additional singular concerns were discussed in groups and are listed in the full summary of written feedback included in the appendix.

What are your top concerns or priorities for this redevelopment?

The City received 66 responses to an online Jotform comment form housed on the project website. The form was open from March 13th, 2024 to June 30th, 2025 and offered community members an opportunity to share their thoughts and recommendations for the future redevelopment of the site. One Spanish-language response was recorded.

The comments reflected a wide diversity of opinions and perspectives surrounding the topic. 15 respondents expressed support for mixed-use development with a range of housing and commercial uses. 7 responses were unsupportive this vision and the other 44 comments did not specifically call out their support or were neutral in tone.

Many comments includes preferences for specific business types and amenities they would like to see come to the site. Restaurants were by far the most popular business requested (24). Many

comments specifically underscored the need for healthy eating options. Retail stores (10), a grocery store (8) and park/open space (8) were the next most popular choices. A full list of uses mentioned is included on the following page.

Comments touched on many themes, with affordability being the most common (11). Community members stressed the importance of creating rental and ownership opportunities for young households and other demographics priced out of expensive new housing in Manassas and elsewhere. Concerns about traffic was the second most common theme (6) with opinions mentioning both current congestion along Centreville and Sudley Roads and Mathis Avenue and the impacts of adding trip-generating homes and businesses to the site. Recommending stronger transit access to the site was the third most common theme (3). A full list of comment themes is included on the following page and a full record of the comments received is included in Appendix D.



Word Cloud of Requested Uses by Online Comment Submissions

ONLINE COMMENT THEMES

Online Comment Requested Uses

Use	Number of Comments Requesting Use
Restaurants	24
Retail	10
Grocery Store	8
Park	8
Apartments	7
Indoor Recreation	5
Townhomes	3
Water Park	2
Neighborhood Services	2
Arts Center	1
Casino	1
Concert Hall	1
Dog Center	1
Gym	1
Housing	1
Library	1
Live/Work	1
Office	1
Parking	1
Playground	1
Senior Housing	1

Online Comment Themes

Comment Theme	Number of Comments Reflecting Theme
Affordability	11
Traffic	6
Transit	3
Bike Safety	2
Connection To Downtown	2
Overdevelopment	2
Parking	2
Sustainability	2
Walkability	2
Destination	1
Entertainment	1
Family Friendly	1
Process	1
Small Businesses	1

*Some comments had multiples themes and others had no generally categorized theme.

DESIGN CONCEPT 1: MIXED-USE NEIGHBORHOOD + CENTRAL PLAZA

Uses and Buildings

1. Parking residential vs. commercial
2. Excessive surface parking; parking garage is a better alternative
3. Great area to add restaurants; would be nice for existing tenants to be able to relocate into this area
4. Too many townhomes; need more apartments for low-income residents

Public and Open Spaces

1. Increase the public gathering spaces to attract people from the surrounding community to use the area, shop in; don't like all the parking lots
2. yes

3. Are you going to leave any of the old growth trees?
4. Big fan of the plaza

Connections

1. Upgrade behind townhomes along Portner Ave. which is a dangerous road - fast, loud vehicles hitting residents' vehicles
2. Transit connections on Mathis; cycle track is a necessity



DESIGN CONCEPT 2: MIXED-USE NEIGHBORHOOD + MAIN STREET

Uses and Buildings

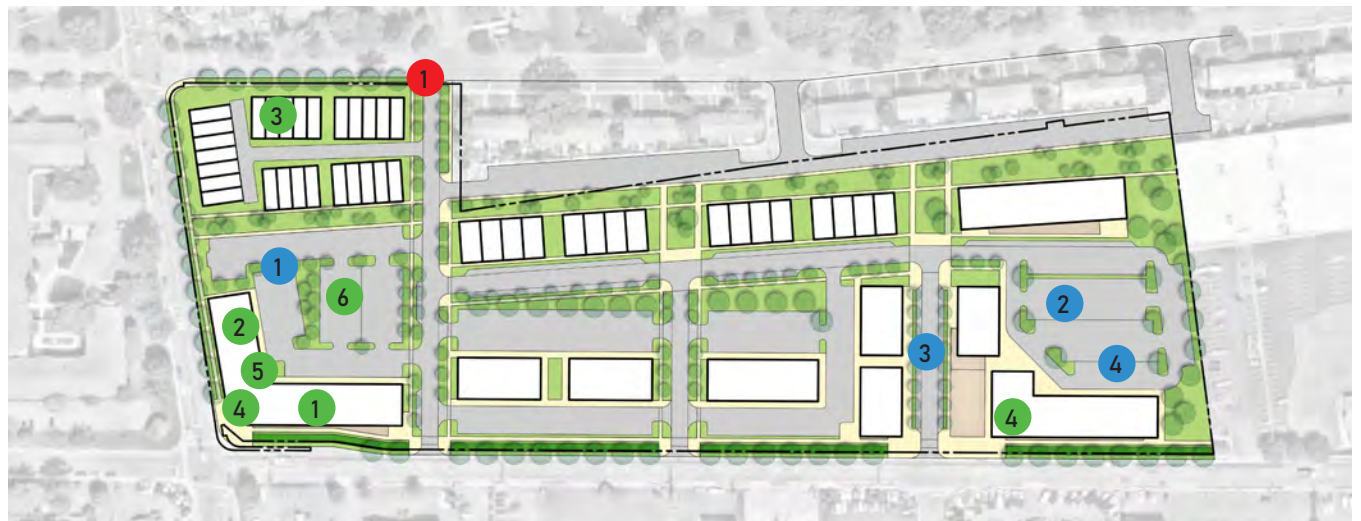
1. Possibly look into existing tenant relocation; as an existing restaurant, the opportunity to relocate into this section would be great.
2. Buildings are too high, match height of the other buildings in town
3. Too many townhomes; need more housing for low-income residents
4. Please consider a 55+ community
5. 4 stories is too high
6. Too much surface parking and too many townhomes

Public and Open Spaces

1. Too much concrete (parking) and not enough green space
2. Too much concrete and pavement; need more green!
3. yes; all 3 park + open space plans should be used
4. The amount of parking spaces is a lot; doesn't make the area attractive to traverse in

Connections

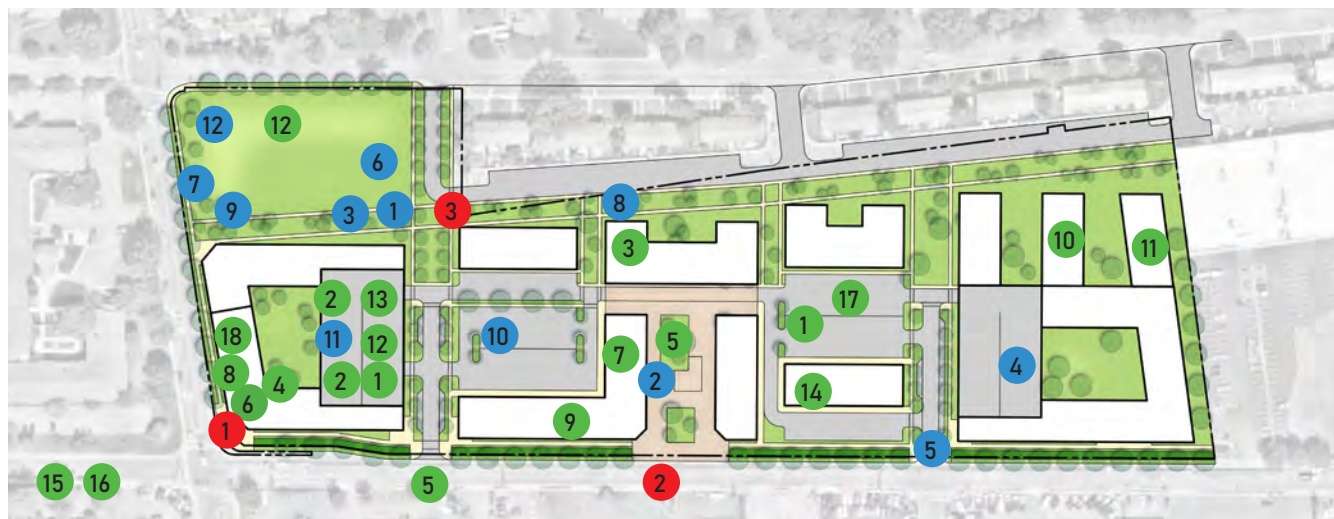
1. Keep connections between neighborhoods



DESIGN CONCEPT 3: ENHANCED ACTIVITY + INTENSITY

Uses and Buildings

1. Like the parking decks; scale lots smaller; focus handicap
2. Prefer the parking deck to smaller footprint to the large amounts of parking on the other maps
3. I like the mixed-use buildings and housing to townhouse vs commercial or a strictly "affordable" housing building
4. Parking deck and 4-story buildings are too high; that more than other buildings in Manassas
5. Would be nice to look into existing tenant (restaurant) relocation; as we've developed a community here, would be a great opportunity to continue
6. Building is too high; keep it with a residential feel
7. All buildings should be 5 floors as well as parking deck floors (if 5 floors is not feasible, then as high as possible)
8. Highly consider a 55+ community
9. Bust concept! Opportunities for low-income residents
10. Change 2-3 multifamily to townhomes
11. Make some of these 55+ active adult community
12. Yes!
13. 1) Put a park on roof of parking building 2) Make over all building style "colonial" to preserve/reflect history of Manassas 3) No cut-through to Portner 4) No median on Mathis, keep turn lane
14. All buildings along Mathis Ave should be at least 4 stories
15. Proud of the City ! Note if there will be retail - trucks will be bringing supplies
16. Parking for commercial deliveries (designated)
17. Minimal surface parking; handicap & temporary; use parking garages to add more green space
18. I reviewed them all online, was disappointed in the huge surface parking and low density; very pleased to see this redesign.



Public and Open Spaces

1. Like the pocket park, no cut-through to Portner
2. Like central plaza
3. Like the park and green space
4. My favorite of the three displays because of open space, leveled parking, and no exit/entrance to Portner
5. Concerned about egress w/ medians
6. Need a fitness trail that starts at the park and travels through shopping center and ends back at the park
7. I love Concept C as it puts a significant park space at the corner of Portner and Sudley
8. Are you going to leave any of the old growth trees? Please do
9. If space A is to be turned into green space, I would like a trust or something in place preventing a developer or etc. (even city) from turning the land over years later to other developers. The

space should have old/native trees.

10. Too much surface parking; need more green spaces + parks
11. Put park space on the top of the parking structures, gardens for residents, open area bar, etc.
12. Why large park right next to Annaburg Park? Move a big park, put it over in the right side, then you have Annaburg, Manassas, and the Liberia

Connections

1. I hope any of the sidewalks provide ample space for pedestrians and bike commuters alike. The sidewalks in the area could use a better buffer from the vehicular traffic on Sudley and Mathis
2. No cut-through to Portner; no median on Mathis - plants costs money and a turn lane will be essential
3. Appreciate that the streets won't be cut through to Portner; keep the linear park between Liberia and the city



Public Meeting



Public Meeting

3

ISSUES & OPPORTUNITIES

SITE CONTEXT - NEIGHBORHOOD



SITE CONTEXT - NEIGHBORHOOD



1 Mathis Avenue and typical commercial character



2 Sudley Road looking towards Centreville Road



3 Existing Condominiums on Portner Avenue



4 Manassas Shopping Center signage at Mathis Avenue and Sudley Road



5 Existing breezeway between front and rear of Shopping Center



6 Alleyway to the rear of condominiums and Shopping Center

REGULATORY CONTEXT - ZONING

Manassas Shopping Center is mostly zoned B-4, general commercial, and is intended to provide a wide array of retail, office, service and institutional uses. Additional parcels included in the redevelopment, at the corner of Sudley Road and Portner Avenue, are zoned R-1, low density, single-family residential. The property is well suited for mixed-use as a transitional zone between the

neighborhood district to the west and commercial districts to the east. The current zoning of B-4 does not allow for residential. The PMD zoning, planned mixed-use development, would encourage housing with supporting commercial and institutional uses and is recommended in the Comprehensive Plan's Mathis Character Area.

REGULATORY CONTEXT - ZONING

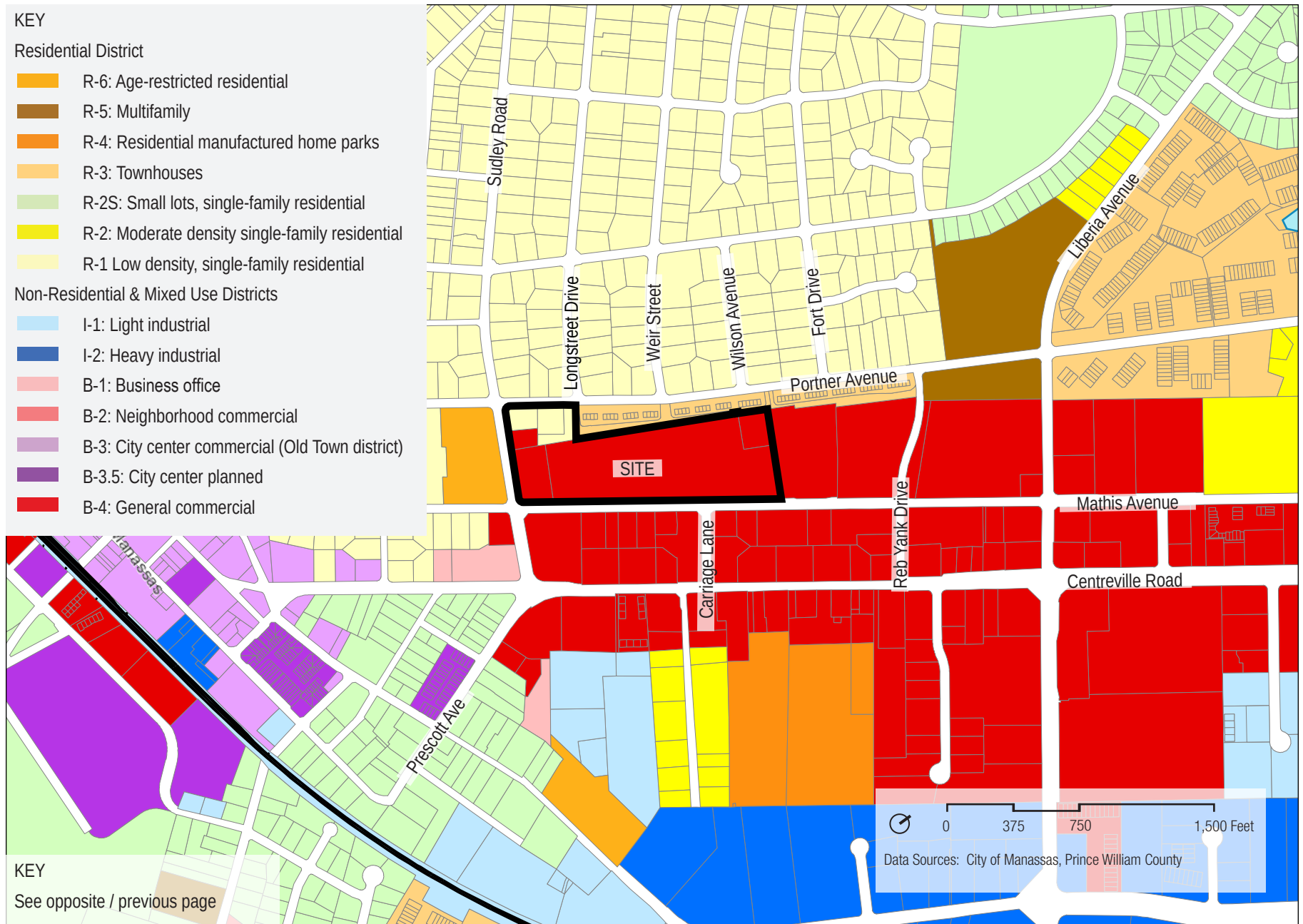
KEY

Residential District

- R-6: Age-restricted residential
- R-5: Multifamily
- R-4: Residential manufactured home parks
- R-3: Townhouses
- R-2S: Small lots, single-family residential
- R-2: Moderate density single-family residential
- R-1 Low density, single-family residential

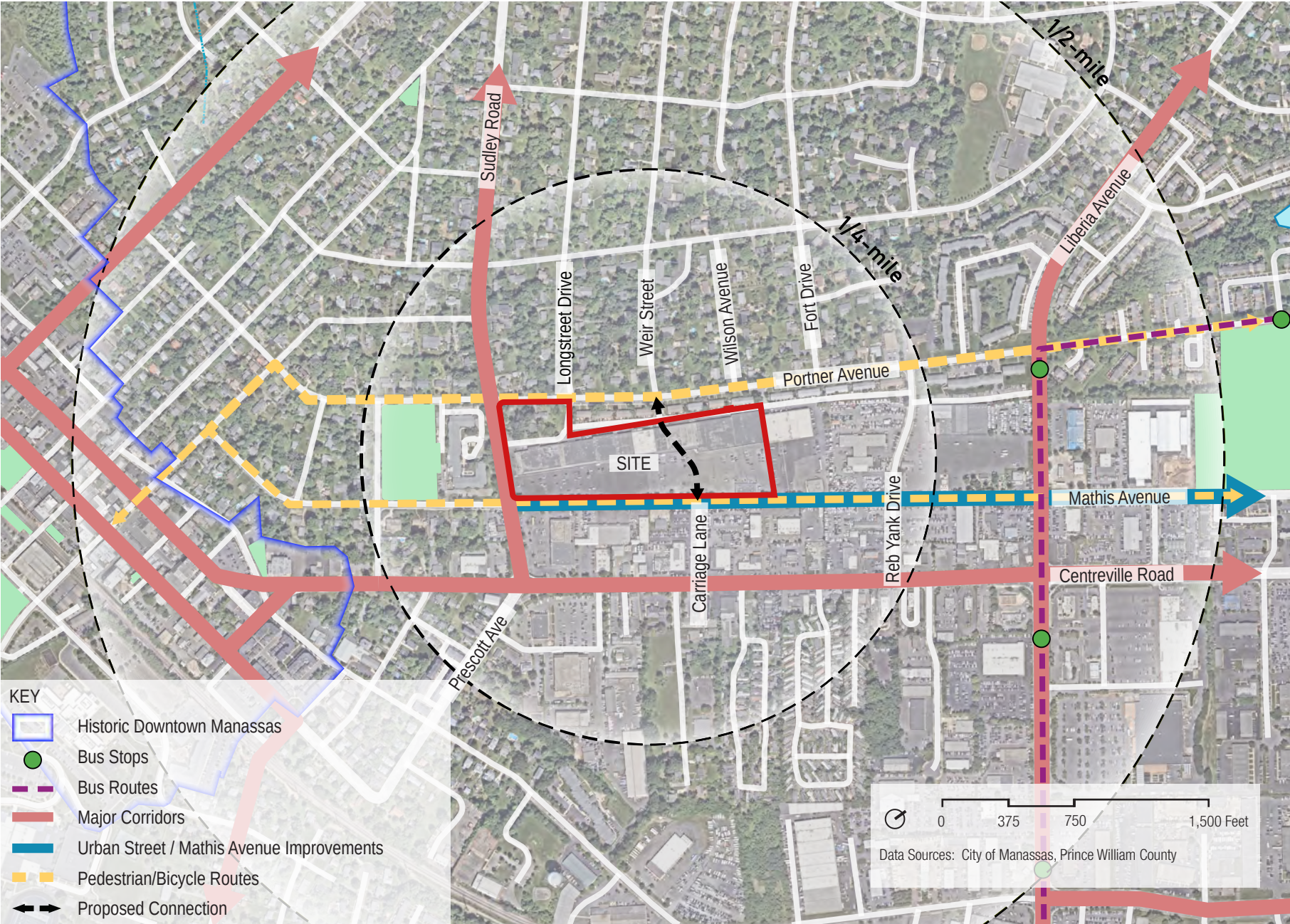
Non-Residential & Mixed Use Districts

- I-1: Light industrial
- I-2: Heavy industrial
- B-1: Business office
- B-2: Neighborhood commercial
- B-3: City center commercial (Old Town district)
- B-3.5: City center planned
- B-4: General commercial



KEY

See opposite / previous page



The Manassas Shopping Center is well-positioned within the city's transportation network. The Comprehensive Plan identifies major corridors (shown as red on the Connectivity Map) as linear paths leading to and through areas that contribute to the area's identity.

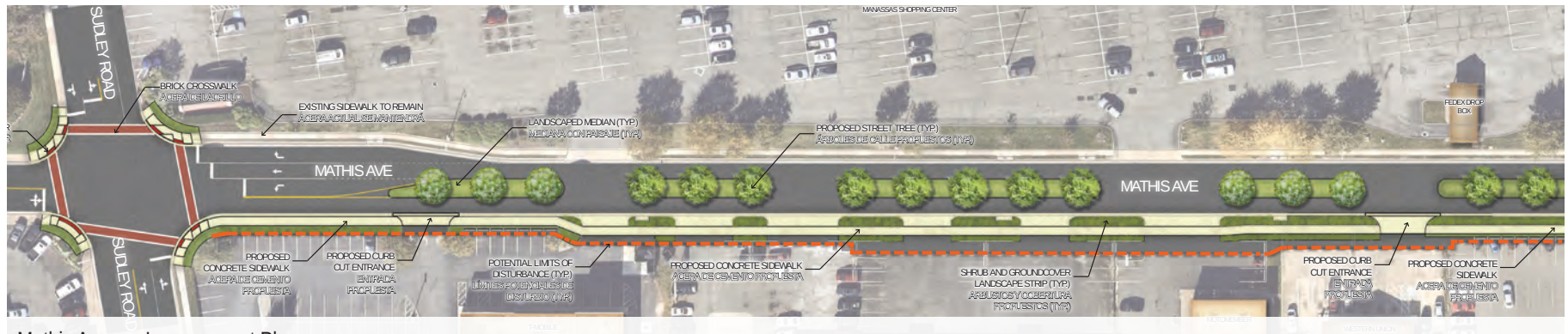
Mathis Avenue is a major corridor and designated urban street along the site and is identified as a major corridor, and an Urban Street by the City's Transportation Master Plan. The stretch of the street between Sudley Road and Liberia Avenue will be rebuilt to become safer and more pedestrian friendly, as shown in the plan below. These improvements will create a more comfortable multimodal experience.

Sudley Road is the other major corridor abutting the site. It experiences high traffic and higher speed, and the community frequently identified it as an unsafe crossing during the Community Conversations.

Portner Avenue and Mathis Avenue are primary pedestrian and bicycle routes to and from Historic Downtown Manassas. Portner Avenue is a marked shared street for bikes.

The northeast-southwest streets by the Shopping Center have high connectivity. The northwest-southeast network is relatively less connected. Weir Street and Wilson Avenue lack consistent and continuous sidewalks which is a barrier to pedestrian movement. Currently, these two streets along with Wilson Avenue and Fort Drive terminate at the site and do not connect to Mathis Avenue. However, a connection between Weir Street and Carriage Lane was proposed in the City's Transportation Master Plan and Mobility Master Plan.

The only OmniRide bus route within a 1/2-mile radius of the site is Route 67, which has stops along Liberia Avenue.



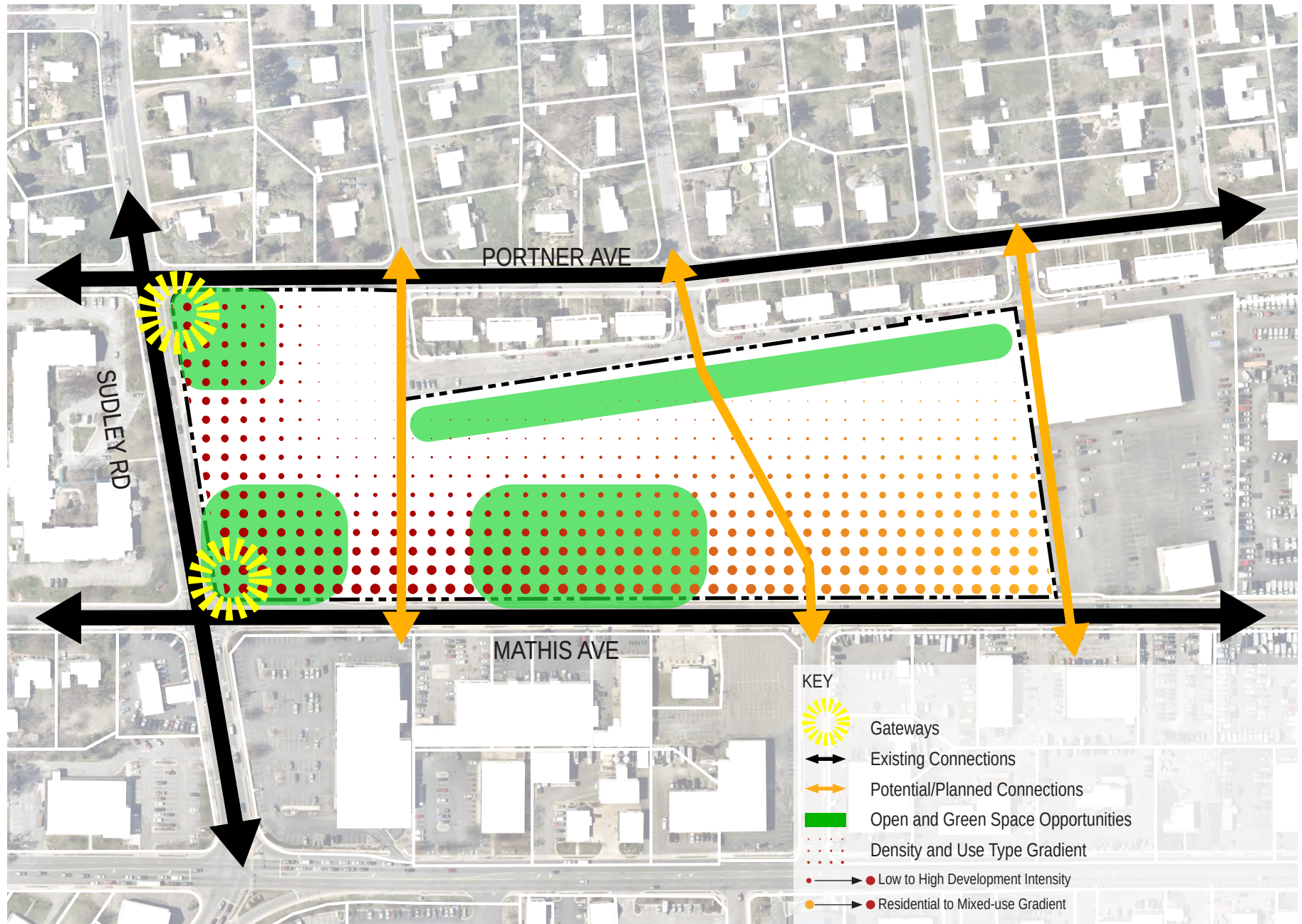
Mathis Avenue Improvement Plan

ISSUES

- The Manassas Shopping Center forms a stark transition between the residential area west of Portner Avenue and the commercial districts east of Mathis Avenue, creating a car-oriented environment that discourages pedestrian activity.
- The majority of the site's current zoning (B-4, general commercial) does not allow for residential development.
- The western property line of the site straddles a private alley used jointly by the townhomes off Portner Avenue and the shopping center tenants. The property line does not follow the centerline of the alley, resulting in a complex situation where the majority of the alley to the south is owned by the townhomes homeowners association, while the portion to the north by the shopping center. Clarifying and consolidating this ownership would improve the alley's functionality for all parties.
- The property line to the northeast of the Shopping Center directly abuts an adjoining parcel currently occupied by O'Reilly Auto Parts. A suitable buffer and transition to this site must be considered.
- The property is still in use with active lease creating a need to consider development phasing.

OPPORTUNITIES

- Due to its location, the Manassas Shopping Center has the opportunity to become a gateway to Historic Downtown Manassas.
- The site has the potential to improve the transition between the residential and commercial districts by creating a mixed-use development with gradual density that builds towards Mathis Avenue with lower density towards Portner Avenue.
- There is an opportunity to create additional street grid connections along Mathis Avenue to Portner Avenue at several locations, improving connectivity to the site as well as encouraging pedestrian-focused streetscapes.
- There is opportunity to improve the pedestrian and bicycle connectivity beyond the site, connecting from downtown to local destinations like Annaburg Manor or the Liberia House Historic Site.
- There is an opportunity to create a community gathering space within the redevelopment.





Plan showing Brainstorming Activity at Community Conversation

4

APPENDIX

ALTERNATIVE CONCEPTS

MARKET ANALYSIS

CONCEPT A: KEY VISION ELEMENTS

Open Space

- Central plaza park as the primary community gathering space.
- Linear park serving as a buffer between existing and new residential areas.
- Tree-lined streets enhancing shade, comfort, and overall public realm.

Land Use

- Gateway building at Mathis Avenue and Sudley Road; potential mixed-use with multifamily above ground-floor commercial.
- Commercial and mixed-use buildings fronting Mathis Avenue.
- Townhomes located toward the rear of the site with sensitivity to adjacent neighborhoods.
- Diverse housing options, including affordable and workforce units.

Connectivity

- Tree-lined street grid providing efficient internal circulation and strong connections to Mathis Avenue.
- On-street parking complementing off-street parking to meet City requirements.
- Targeted “teaser” parking along Mathis Avenue to support retail visibility and access.

LAND USES & PARKING SUMMARY

Residential - Multifamily Units	136 units
Residential - Townhouse / Duplex Units	42 units
Commercial Area	40,000 SF
Parking Provided	339 spaces

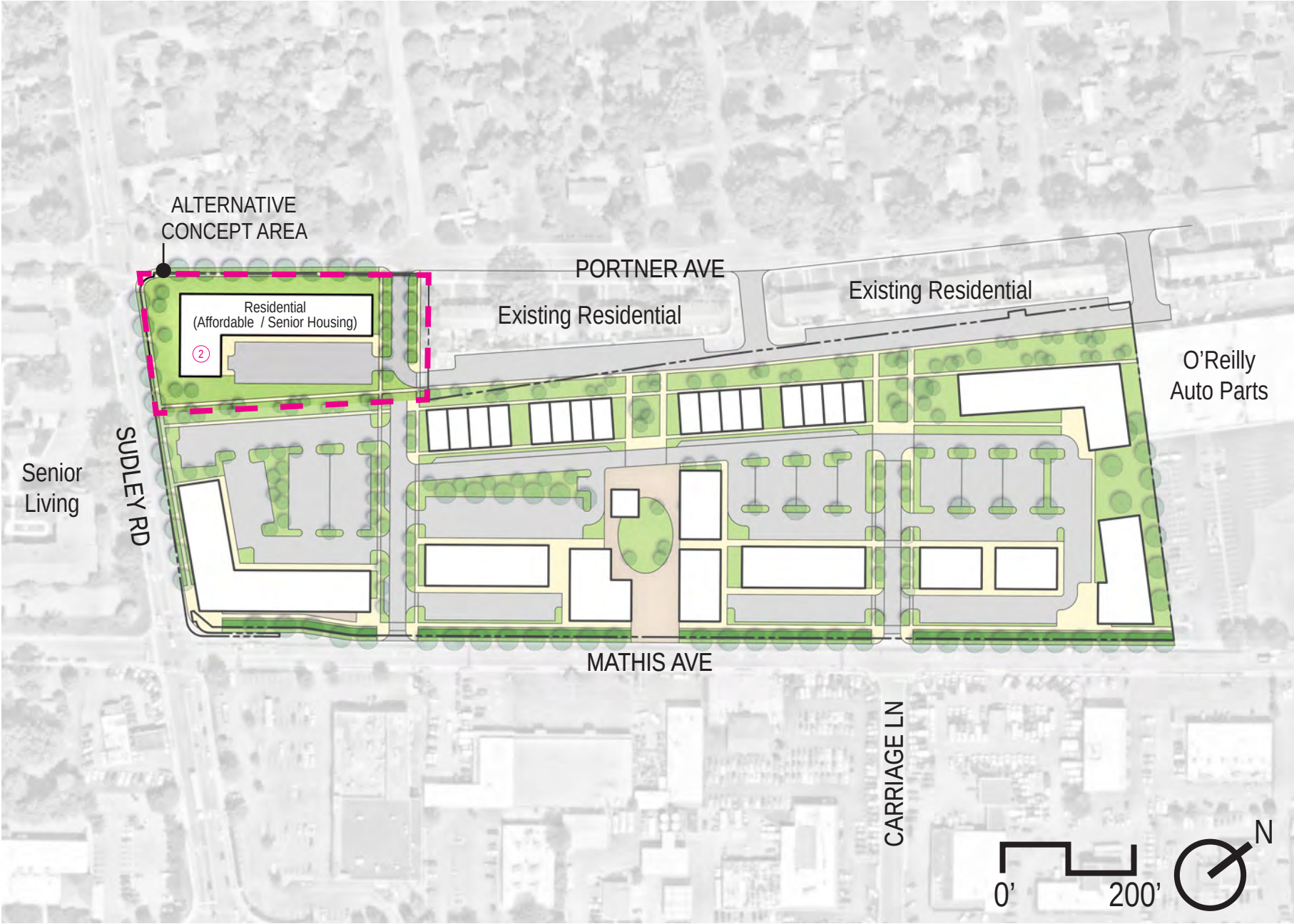
ALTERNATIVE CONCEPT A

MIXED-USE NEIGHBORHOOD + CENTRAL PLAZA



ALTERNATIVE CONCEPT A





CONCEPT B: KEY VISION ELEMENTS

Open Space

- Plaza/park along the entrance to the development across from Carriage Lane (*this is alternative to Concept A*).
- Linear park serving as a buffer between existing and new residential areas.
- Tree-lined streets enhancing shade, comfort, and overall public realm.

Land Use

- Gateway building at Mathis Avenue and Sudley Road; potential mixed-use with multifamily above ground-floor commercial.
- Commercial and mixed-use buildings fronting Mathis Avenue.
- Townhomes located toward the rear of the site with sensitivity to adjacent neighborhoods.
- Diverse housing options, including affordable and workforce units, specifically along the linear park (*this is alternative to Concept A*).

Connectivity

- Tree-lined street grid providing efficient internal circulation and strong connections to Mathis Avenue.
- On-street parking complementing off-street parking to meet City requirements.
- Targeted “teaser” parking along Mathis Avenue to support retail visibility and access.

LAND USES & PARKING SUMMARY

Residential - Multifamily Units	162 units
Residential - Townhouse / Duplex Units	42 units
Commercial Area	40,000 SF
Parking Provided	378 spaces

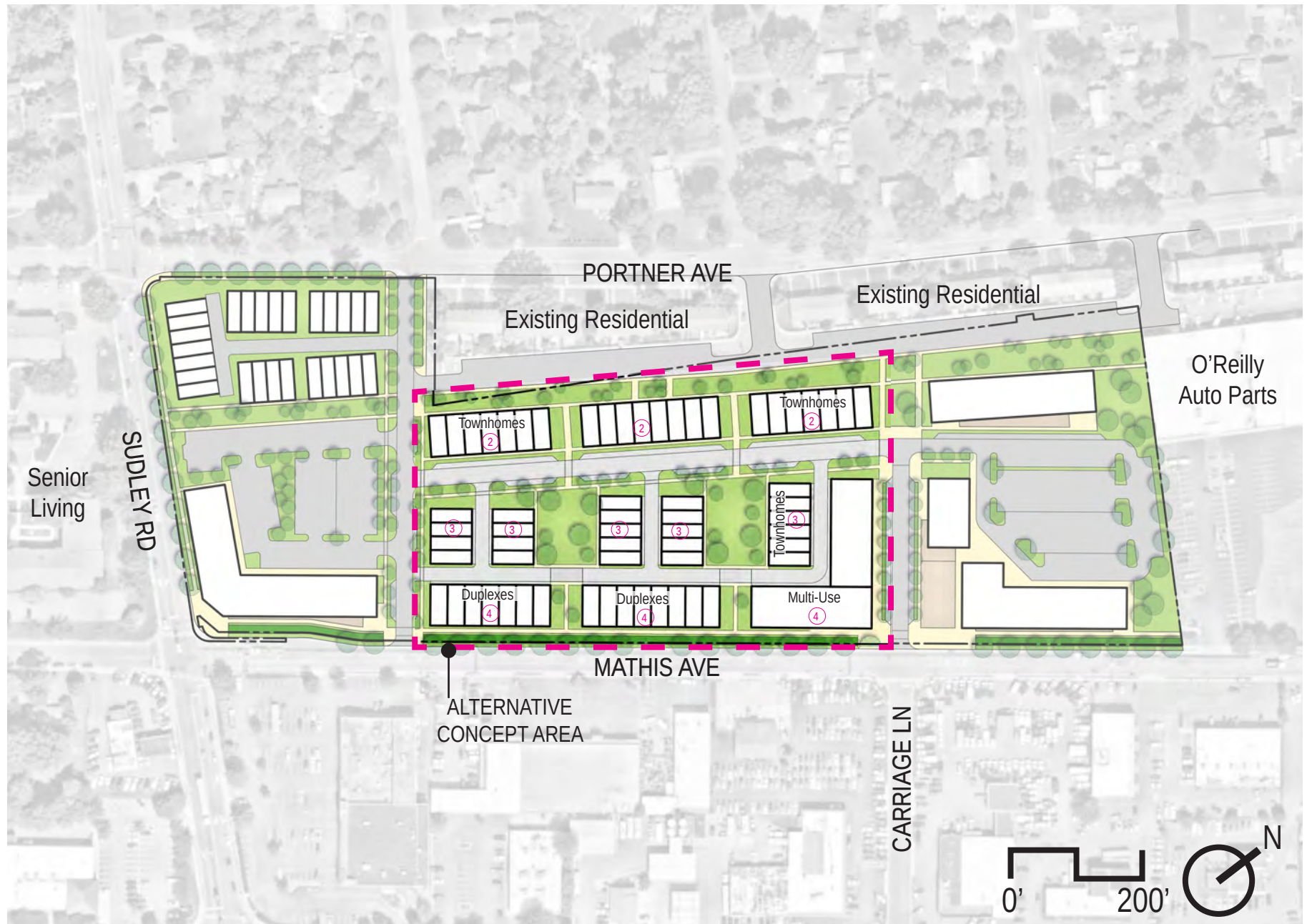
ALTERNATIVE CONCEPT B

MIXED-USE NEIGHBORHOOD + MAIN STREET



ALTERNATIVE CONCEPT B





CONCEPT C: KEY VISION ELEMENTS

Open Space

- Central plaza park as the primary community gathering space.
- Linear park serving as a buffer between existing and new residential areas.
- Green space/park near the intersection of Sudley Road and Portner Avenue. This will provide for additional outdoor recreation amenities, open lawns, areas for pickup games, as well as buffer between existing and new residential areas (*this is alternative to Concepts A or B*).
- Tree-lined streets enhancing shade, comfort, and overall public realm.

Land Use

- Gateway building at Mathis Avenue and Sudley Road; potential mixed-use with multifamily above ground-floor commercial.
- Commercial and mixed-use buildings fronting Mathis Avenue.
- Townhomes located toward the rear of the site with sensitivity to adjacent neighborhoods.
- Diverse housing options, including affordable and workforce units.

Connectivity

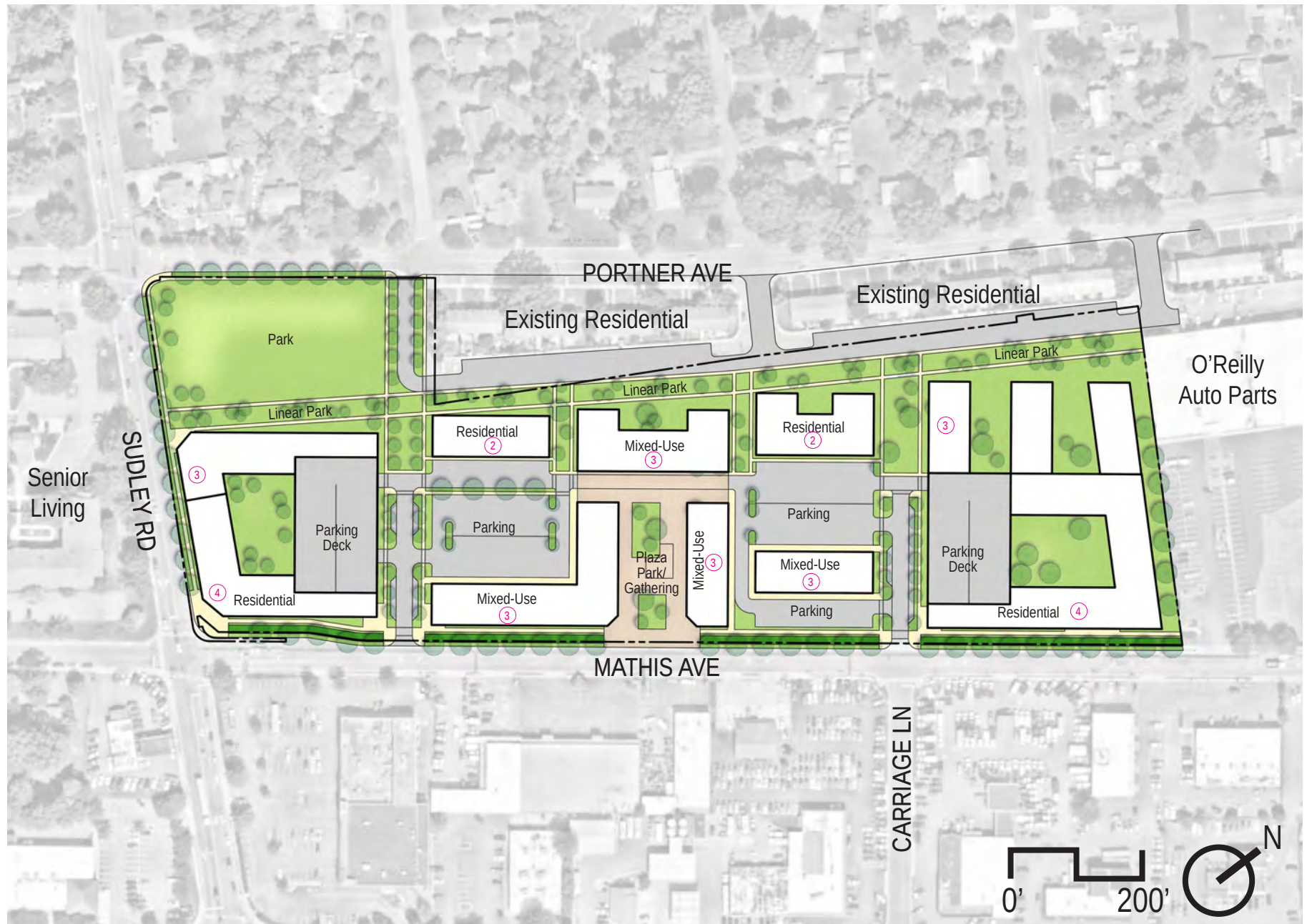
- Tree-lined street grid providing efficient internal circulation and strong connections to Mathis Avenue.
- On-street parking complementing off-street parking to meet City requirements.
- Parking decks integrated within development to encourage higher-intensity growth (*this is alternative to Concepts A or B*).
- Targeted “teaser” parking along Mathis Avenue to support retail visibility and access.

LAND USES & PARKING SUMMARY

Residential - Multifamily Units	364 units
Commercial Area	40,000 SF
Parking Provided	680 spaces

ALTERNATIVE CONCEPT C

MIXED-USE NEIGHBORHOOD + MAIN STREET



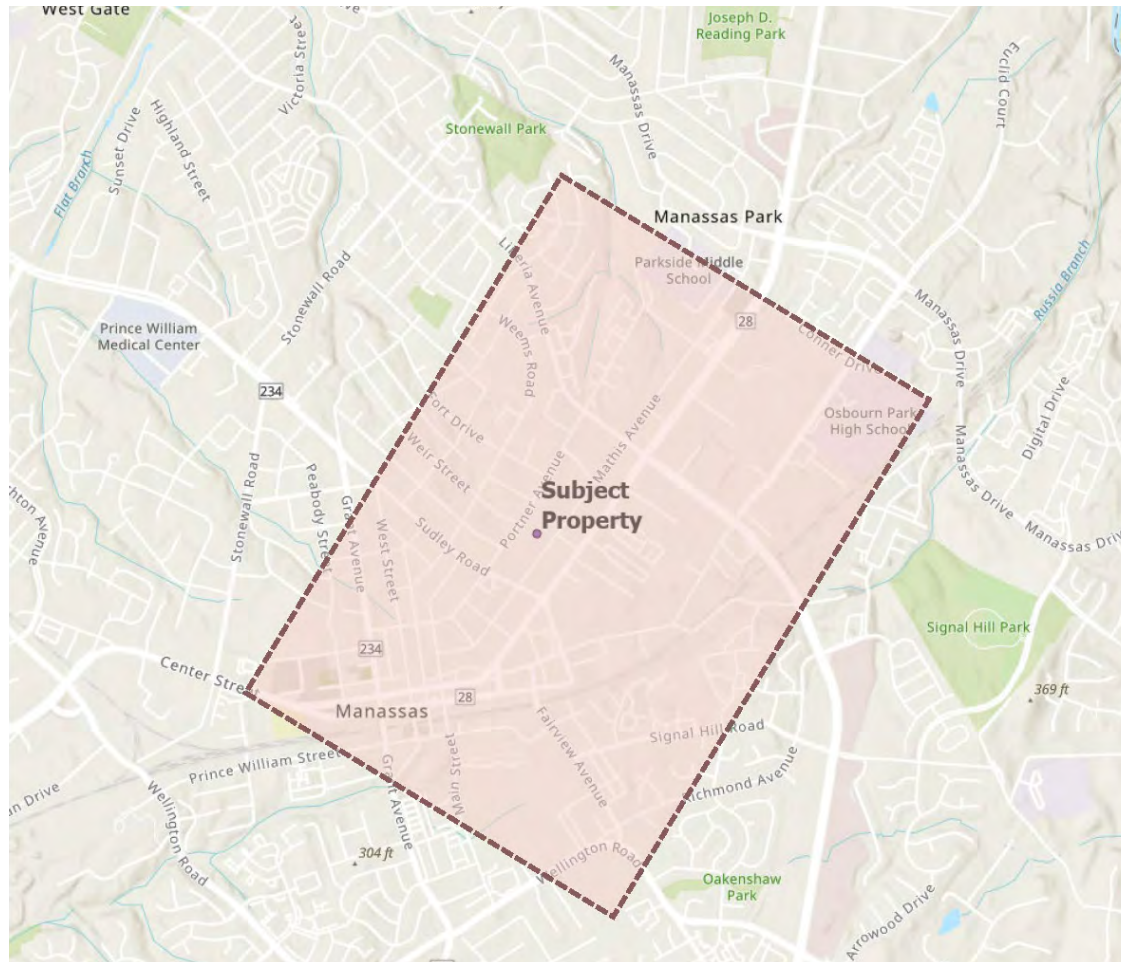
ALTERNATIVE CONCEPT C





Community Conversation Map

MARKET ANALYSIS



STUDY AREA

The analysis focused on three primary study areas. The first study area is a general Manassas marketplace as defined by CoStar, which is generally bound by I-66, Prince William Parkway, the City boundaries, and Centreville Road. This area is referred as the Manassas Submarket. The second study area covers the immediate area around the shopping center, covering Downtown Manassas and Centreville Road up to Conner Drive (as depicted in the adjacent map). The third study area is the shopping center (Subject Property) itself.

The analysis refers to each of these study areas throughout the report in both the market analysis and the market performance indicators.

RETAIL MARKET ANALYSIS

Supply Trends

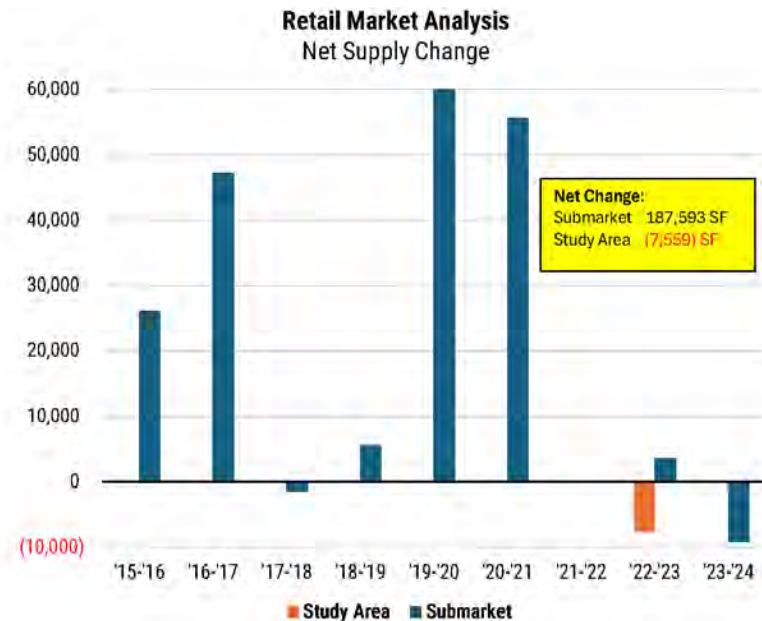
The net retail supply in the Manassas Submarket has not changed much in the past ten years. As of 2024, CoStar indicates there is approximately 9.2M square feet of leasable retail space in the City. The Study Area represents approximately 16% of the Submarket's supply anchored by Centreville Road and Downtown Manassas.

Since 2015, the net amount of retail space increased 187,593 square feet, totaling a 2.0% increase during that time period. In comparison, the new retail space in the Study Area has declined 7,559 square feet, reflecting a -0.5% decrease. The net change in square feet is consistent with changes in demand, as new growth has been concentrated outside the downtown area.

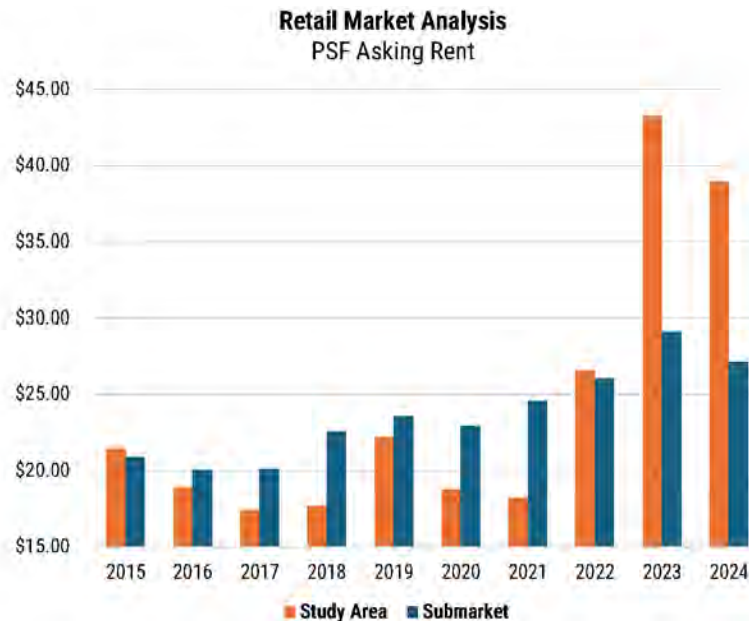
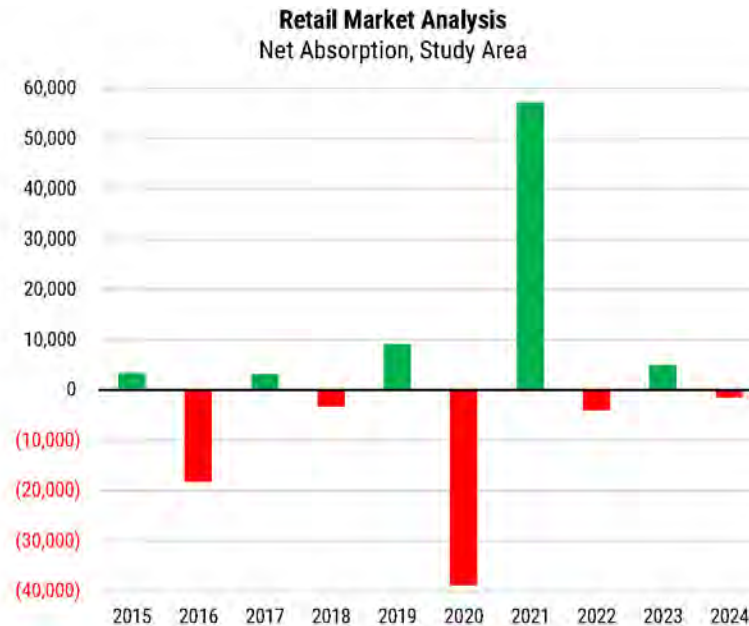
Vacancy Trends

Retail vacancy in the Manassas submarket has been stable. Since 2015, the overall vacancy rate for the City and for the Study Area remained around 7%, with both areas experiencing a slight decline in net vacancy. Given the modest change in retail space for the Submarket, having a slightly lower vacancy is consistent with growth in consumer demand (increase in households).

The slight improvement in vacancy within the Study Area despite a decline in overall leasable space indicates that the Study Area is not a primary retail location within Manassas/ Prince William County.



RETAIL MARKET ANALYSIS



Net Absorption Trends

Net absorption reflects the change in occupancy while considering the change in available space. In other words, net absorption considers both space that has been vacated as well as space that has been occupied. Positive net absorption indicates a market has consumed more space than has been vacated during that time period.

Net absorption has been positive in the Manassas Submarket. Between 2015 and 2024, the Submarket experienced a positive net absorption of more than 408,000 square feet. Given the market added more than 187,000 square feet over the same period, the data indicate new commercial development has been proportional to changes in demand. Trends are similar within the Study Area. Net absorption during the study period was a positive 12,290 square feet. Given the net loss of leasable space, the data suggest a balance between changes in supply and demand.

Asking Rent Trends

Asking rent data reflect the slight tightening of the commercial market. Asking rent data for retail space in the Manassas Submarket has increased from slightly more than \$20 per square foot (PSF) in 2015 to slightly more than \$27 in 2024. That said, the 2024 asking rent is only \$0.80 higher than the 2015 number when adjusted for inflation (using a 2.5% inflation rate). Simply put time adjusted rents are slightly higher than ten years ago, which is consistent with the slight tightening of the market.

In contrast, asking rents in the Study Area declined between 2015 and 2022 (not adjusted for inflation), and increased substantially in 2023 and 2024. The substantial increase in average asking rent is due to the addition of a former financial institution (asking \$52PSF) and ground floor retail space (asking \$35PSF) of a new mixed-use building (9009 Church Street). The remaining space in the Study Area ranges from \$16 to \$29 PSF. The difference further reflects the Study Area is not a primary retail marketplace.

Implications

The Manassas area remains a viable retail market within the greater Northern Virginia region. The Submarket's role as the historic economic hub of this area combined with its location in the center of Prince William County (and proximity to some of the densest areas of the county) make it a logical focal point for the community. That said, the City does not have frontage access to I-66 and is primarily connected to the interstate via Route 28 (Centreville Road) and Route 234 (Prince William Parkway). As such, Manassas has retained some of its historic prominence as a community destination but is no longer the predominant location for new commercial development (near I-66). This is reflected in the retail market trends, where new retail development has been minimal within the City despite the existing supply remaining occupied and productive.

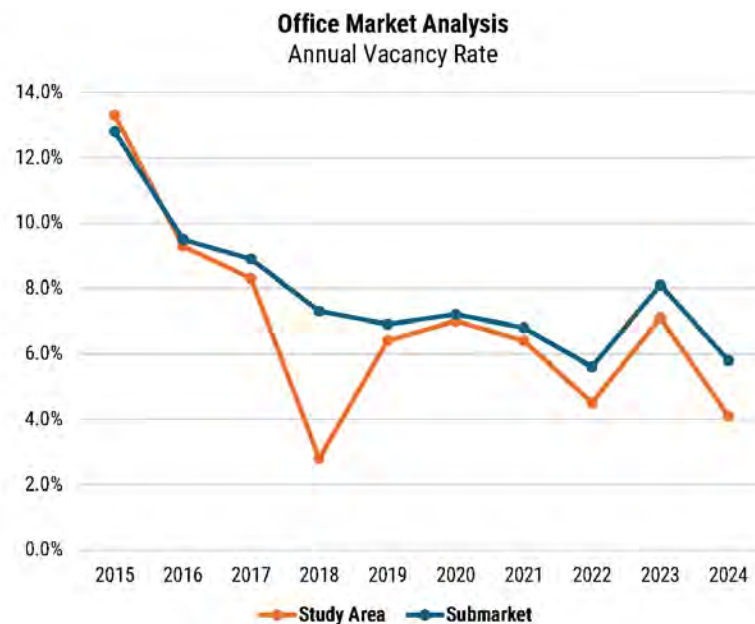
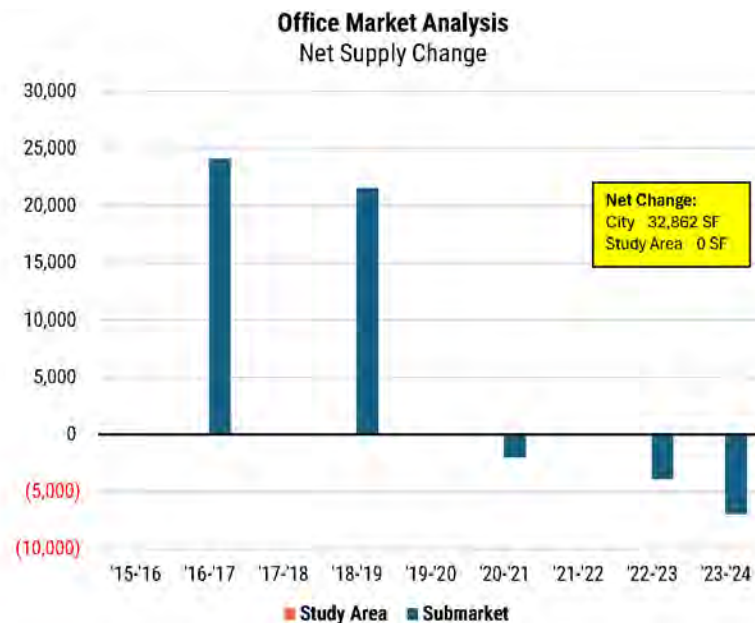
The Study Area, which includes Downtown Manassas and a portion of Centreville Road closest to Downtown, is a functional but secondary retail market within the City. Its distance from I-66 combined with the built-out environment in the immediate area have limited the potential for new retail growth. As Downtown Manassas continues to evolve into an entertainment destination, retail opportunities will also evolve away from 'traditional' retail to more experiential and destination-style opportunities. Simply put, the suburban-scale retail center that currently exists on the Subject Property no longer reflects the type of commercial space in demand within the Study Area. Anecdotal information provided by local property and business owners corroborate these empirical data trends. Those interviewed indicated that the market opportunities for Study Area are strongest for walkable destination typologies that focus on providing a 'value add' to the immediate area rather than serving basic commercial needs.

The Subject Property is not appropriate for traditional retail offerings. At a base level, the Subject Property is located a block off Centreville Road and outside the immediate Downtown area. Not having premium visibility from the heavily-traveled thoroughfare or convenient access to the City's walkable downtown limit the potential to sustain a large retail shopping presence on the site. As noted, the Subject Property is conducive for a destination-style level of retail space amenitized with adjacent public gathering space that creates a unique experiential environment for potential shoppers. Existing developments such as Westpost at National Landing in Pentagon City offer a scaled-up concept of the type of retail space that is appropriate for the Subject Property.



Westpost at National Landing Retail Cluster, Arlington County, VA

OFFICE MARKET ANALYSIS



OFFICE MARKET ANALYSIS

Supply Trends

There has been very little development of leasable office space within the Manassas Submarket. As of 2024, there is slightly more than 4.72 M square feet of office space. This reflects a net increase of 32,862 square feet from 2015. It is important to note that CoStar measures leasable office space, so owner-occupied space (including governmental buildings) are not tracked by CoStar. The Study Area has a total of 155,494 square feet of leasable space. The CoStar data indicate there has been no office development activity since 2015. The lack of development activity is consistent with regional market trends, where office vacancies have sustained historical highs during the study period.

Simply put, there are ample office opportunities further east that offer advantages on access and proximity to economic centers like Tyson's Corner.

Vacancy Rate Trends

Vacancy rates have improved within both the Submarket and the Study Area since 2015. Local vacancy has declined from approximately 13% to approximately 5% in 2024. Most of the leasing activity within the Submarket occurred between 2015 and 2018. The declining vacancy indicates that demand exists in the area. Anecdotally, real estate professionals interviewed as part of this process indicated that high office vacancy elsewhere in the region has kept lease rates down, making new office development less financially appealing than other types of development (particularly residential). Thus, office development has not occurred despite low vacancies due to opportunity costs.

Net Absorption Trends

Office absorption has been positive within both the Submarket and the Study Area. The Submarket experienced over 408,000 square feet of positive net absorption since 2015. As mentioned, all of this occurred before 2018. Since 2018, net absorption in the Submarket has been net negative (10,509 square feet). Within the Study Area, net absorption has been net positive. In fact, there is less than 6,500 square feet of leasable space available within the Study Area. Anecdotal data indicate that most of the 155,494 square feet is allocated in spaces less than 10,000 square feet. Not surprisingly, current available space is very small, with all listings total less than 1,500 square feet.

Office Market Analysis
Net Absorption, Study Area

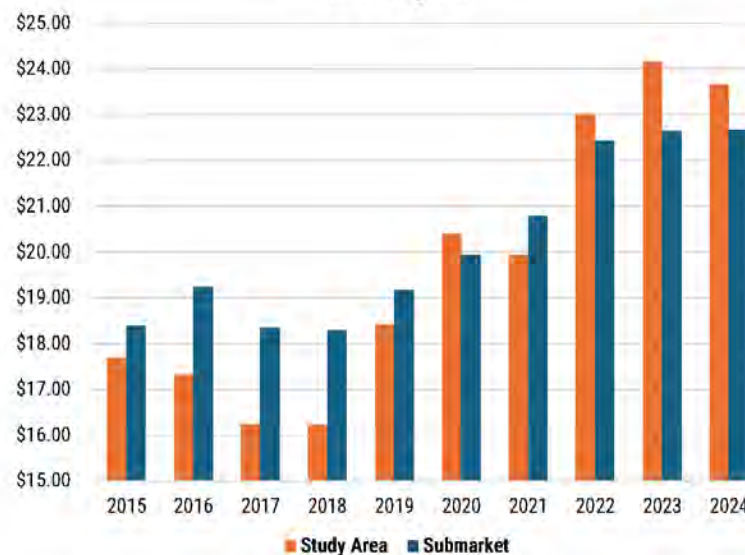


Asking Rent Trends

Asking rents (non inflation adjusted) have steadily increased within the Manassas area. Within the larger submarket, asking rents increased from \$18.38 PSF to \$22.68 PSF between 2015 and 2024. Similar patterns exist for the Study Area. That said, asking rents have not increased much when adjusted for inflation. The 2024 inflation-adjusted asking rent for the Study Area is \$18.95 PSF (compared to \$17.69 PSF in 2015). For the Submarket, the 2024 inflation-adjusted asking rent (\$18.16 PSF) is lower than the 2015 value of \$18.38 PSF.

As mentioned, the general weakness of the greater office market is having an impact on Manassas. While occupancy has increased, the competition from more amenitized location east of the Submarket have limited the ability of property owners to increase office rents despite strong occupancy.

Office Market Analysis
PSF Asking Rent



Implications

From a market perspective, the Subject Property likely can support some component of office space. With vacancy rates within the Study Area at approximately 4% and asking rents slightly outpacing inflation, the market dynamics could support some small component of office. That said, the value of that office space to a developer is much lower than if used to develop residential (either ownership or rental). Simply put, the weak regional market conditions are adversely impacting the value proposition of building new office space in and around Manassas.

That said, the entire Study Area contains less than 156,000 square feet of leasable office space. Even a small development of 16,000 square feet equates to a 10% increase in supply. While the greater Manassas Submarket totals more than 4.7M square feet, the competitiveness of the Subject Property to compete for larger office users is very low. Feedback from real estate professionals corroborates this finding, as no one interviewed indicated the Subject Property is appropriate for mid-scale or large-scale office development.

The prevailing opinion was to develop the commercial space in a manner that it could be used for either retail or office use, ensuring that the space is leased. That said, the most likely users of this site would be to be professional services (e.g., lawyers) and personal services (e.g., tax accountants). These uses will not drive the traffic to the development to meet the retail vision of entertainment/destination needed to make the retail concept more likely. If the City were to desire an office component, it should be integrated into the ground floor of a vertically integrated mixed-use concept, as upper-level development is more lucrative as residential space and thus will detract interest from the development community.

MULTIFAMILY MARKET ANALYSIS

Supply Trends

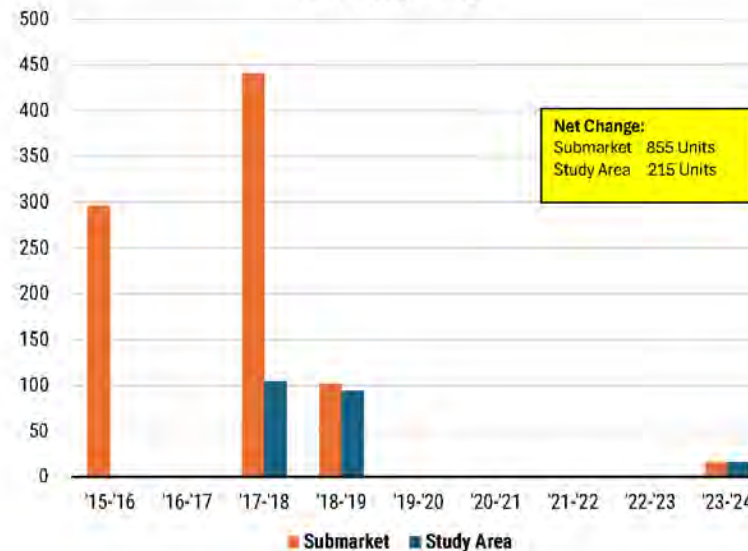
Multifamily development in the Manassas area has been stronger than leasable commercial development. Between 2015 and 2024, the net number of apartments in the Manassas Submarket increased 855 units, or approximately 8.7%. While not as high as in other areas of Northern Virginia, it reflects a stronger growth rate than for office, retail, and hospitably uses. This finding is consistent with regional market trends where rental residential development offers the strongest financial returns.

Within the Study Area, more than 215 units have been delivered since 2015, reflecting a 30.2% increase. Demand for more rental housing, combined with the more urban environment of Downtown Manassas has made this area a logical location for new apartment development.

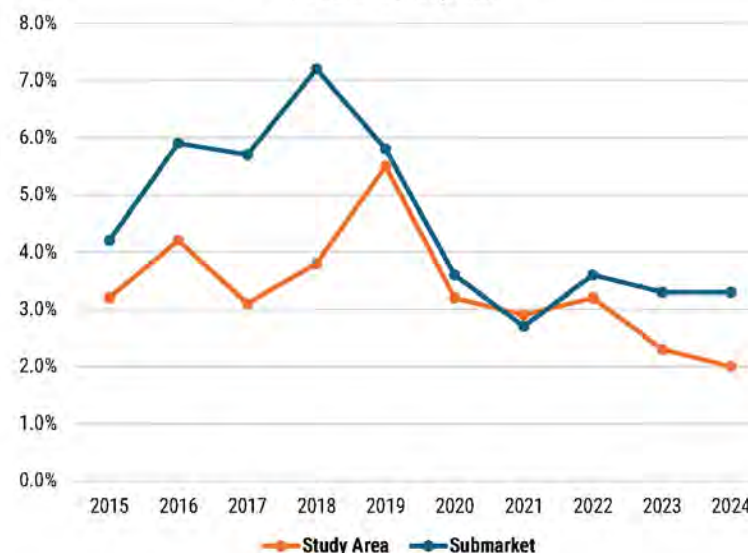
Vacancy Rate Trends

Vacancy rates in the Manassas area are at historic lows, consistent with the greater metropolitan Washington DC area. Current vacancy rates are 3.3% (Submarket) and 2.0% (Study Area), respectively. Simply put, these rates are considered 'unhealthy,' as a lack of available supply leads to price escalation that outpaces inflation (as is occurring locally). At a base level, the data indicated that new construction multifamily development is in substantial demand locally.

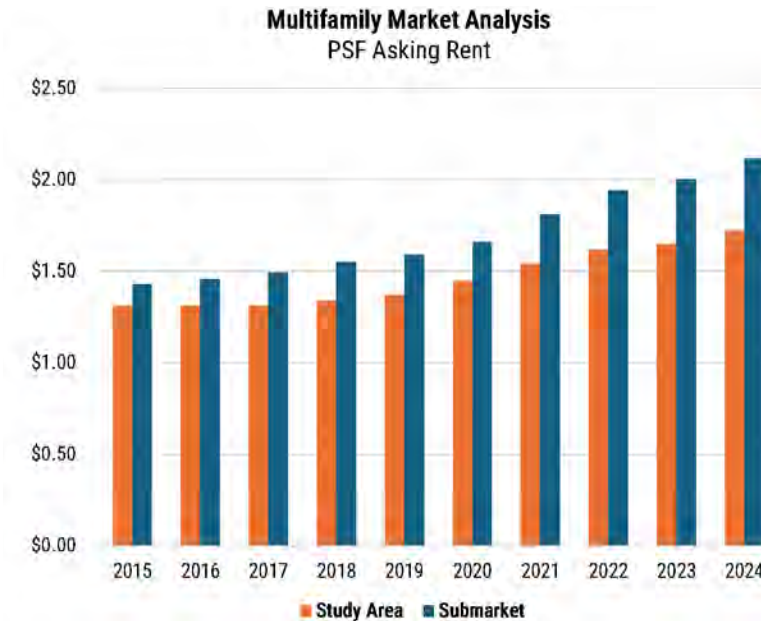
Multifamily Market Analysis
Net Supply Change



Multifamily Market Analysis
Annual Vacancy Rate



MULTIFAMILY MARKET ANALYSIS



Asking Rent Trends

Asking rents have increased faster than inflation. Asking rents for the Manassas Submarket has increase from \$1.43 PSF in 2015 to \$2.12 in 2024. This reflects a nearly 50% increase during the study period. Rents in the Study Area have remained slightly behind the Submarket, with the 2024 asking rent of \$1.72 reflecting a 31% increase from 2015 levels. Both the Submarket and Study Area asking rents have increased faster than inflation.

CoStar data indicate that the Manassas area is increasingly being considered a desirable destination for renter households. At a base level, rents in Manassas are still well below nearby markets (e.g., Reston, Tysons Corner). While these other locations offer more convenience and access, prices in these markets have made rental affordability challenging. More strategically, the continued growth and development heading west on Interstate 66 out through Prince William County is bringing more employment and economic activity to and around Manassas. As such, this growth in development both east and west of Manassas makes the City better positioned to attract consumers.

Implications

Apartment development is in high demand throughout the greater Washington DC region. There are several reasons contributing to this market condition:

- Continued job growth is increasing demand for more housing in general.
- The continued economic expansion west from Washington DC is increasing the viability of Manassas for all households.
- The City's VRE station provides an alternative method for workers to access several of the region's employment centers.
- Limited housing choice is driving prices up for rental housing throughout the region.

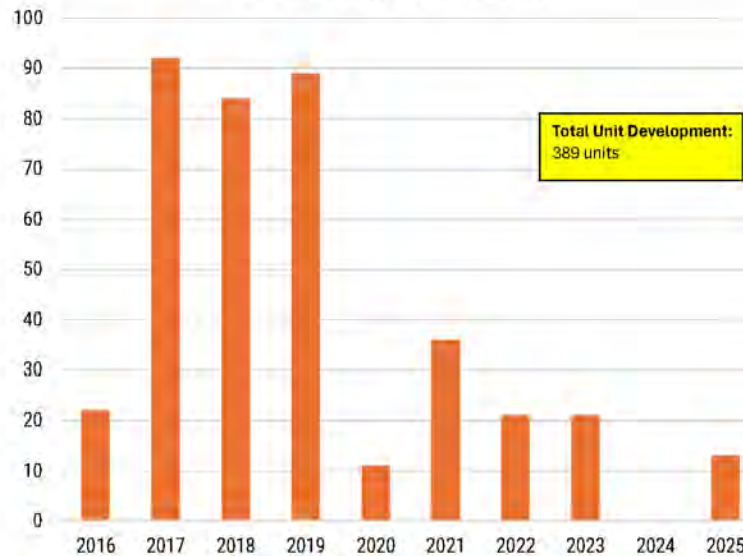
Restrictive land use regulations for rental housing is limiting the market's ability to keep pace with demand, exacerbating the need.

Ultimately, multifamily rental housing provides almost all the price-achievable housing options for entry-level and mid-level workers. As a result, demand will continue to outpace supply until drastic regulatory changes occur.

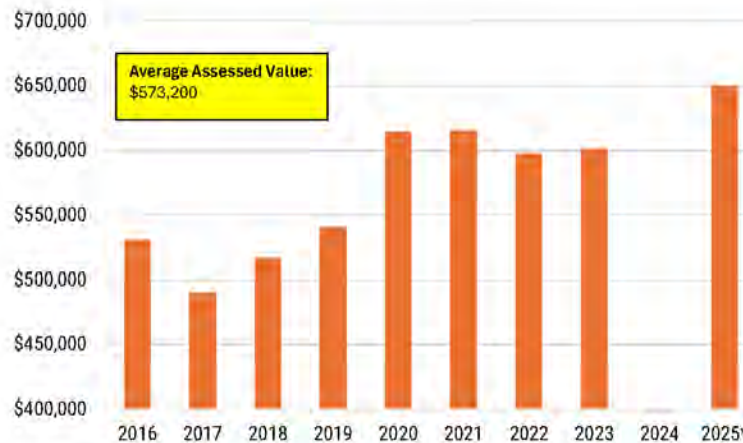
The Subject Property is ideal for rental housing development. The depth of the property can accommodate most modern apartment building designs. The property's length can accommodate the parking needs for multiple multifamily buildings. Given the market-rate development community typically seeks projects no smaller than 75 units (with a preference of 100+ units), the Subject Property offers the space to accommodate multiple facilities. Given the noted desire for a mixed-use concept and potential open space amenities, multifamily development likely offers the best financial benefits to mitigate some/all the potential costs offering those amenities on-site.

TOWNHOME MARKET ANALYSIS

City of Manassas
Townhome Development Trends



City of Manassas
Townhome Assessed Value by Year Built



* 2025 estimated value based on recent sales data

TOWNHOME MARKET ANALYSIS

Supply Trends

Homeownership development has been robust in Manassas. Based on the City's property assessment data, most residential developments in the City are higher intensity development typologies (e.g., townhomes, apartments). Based on feedback from the real estate community, the cost of development and land price points are driving the push to typologies other than single family detached housing. The City's assessment records indicate that 389 townhomes have been developed since 2016. Many of these projects are located west of the Study Area close to the Prince William Parkway and Nokesville Road interchange.

Price Trends

Townhome values continue to increase, outpacing inflation. The assessed value (2025) for townhomes are increasing as developers take advantage of the supply/demand imbalance throughout the region. The average value of a townhome built in 2016 is approximately \$530,000. Townhomes currently under construction in the City are being listed at and above \$650,000 (e.g., Kings Landing).

Based on current marketing data, new townhomes being built in the City range from \$300 to \$350 per square foot, well above historic values. The escalation of pricing is consistent with the impact on rental housing as well. The growth of Manassas as a viable location for regional workers combined with limiting housing regulations along the I-66 corridor is driving housing costs for potential buyers, particularly for new construction.

Implications

Like the apartment assessment, the Subject property is ideal for ownership housing development. Out of context, the entire site could be developed as a large townhouse development. There are numerous examples of areas in Northern Virginia where ownership housing developments abut commercial highways. The Subject Property is no exception to that opportunity. That said, integrating commercial uses and creating a destination-style project to complement feedback from the community would preclude a development exclusively focused on ownership housing. Rather, the potential for townhouse development at the Subject Property best serves the vision of creating a buffer between existing ownership housing along Portner Avenue and the remainder of the Subject Property. Creating a row house concept that buffers between the Mathis Avenue side and the Portner Avenue side can accommodate new ownership development in the City while appeasing concerns about development scale mismatch for the mixed-use concepts.

MARKET PERFORMANCE INDICATORS - CONSTRUCTION COSTS

Hard, Soft, and Parking Costs Indicators

Typology	Cost
Ownership	\$125
Stick	\$175
Stick Over Podium	\$201
Steel Frame	\$262
Soft Costs (% of Hard Cost)	
Soft Costs	15.00%
Parking Costs (Per Space)	
Surface	\$9,500
Structured Aboveground	\$27,500
Structured Belowground	\$45,000

Note: Values are based on data collected from stakeholder interviews.
Source: RKG Associates, 2025

Land Cost Indicators

Housing Type	Citywide Average
Apartments	\$30,000/Unit
Condo	\$75,000/Unit
Cottage	\$150,000/Unit
Townhouse	\$250,000/Unit
Stacked Townhouse	\$200,000/Unit
Retail	\$950,000/Acre
Restaurant	\$1,250,000/Acre
Office	\$850,000/Acre
Hotel	\$1,250,000/Acre

Note: Values are based on data collected from stakeholder interviews.
Source: RKG Associates, 2025

CONSTRUCTION COSTS

Hard and soft construction costs were collected through interviews with local for-profit and non-profit developers.

The financial feasibility model applied each of these hard costs based on the type of construction material used: wood-frame (stick), wood-frame over concrete and steel (stick over podium), and steel frame construction. The costs of stick construction can vary for ownership developments, especially single-story townhome units. As indicated in the table, soft costs, such as engineering and architectural fees, range between 10% to 20% with an average around 15% of hard costs as learned through interviews with local developers.

Other construction costs include the cost to build requisite parking. RKG Associates collected data for three different types of parking. Surface parking is the least expensive option for parking at approximately \$9,500 per space. Structured below ground parking, the most expensive parking option at approximately \$45,000 per space, will typically be incorporated into areas more land constrained (e.g., historical downtown) or for high density development projects.

The amount of money a developer can pay for a piece of land is a critical component to the financial feasibility of a project. The higher the land value, the more a developer needs to offset their costs through things like higher density, lower parking rates, or increased sales prices and rents.

RKG Associates utilized both CoStar market analytics as well as responses from real estate professionals with knowledge to the Manassas marketplace to calculate average land values. The adjacent table details the results of the value by typology.

OPERATING COSTS

Following construction of the actual development, property owners accrue costs related to marketing, maintaining, and managing a rental property. These costs are known as operating expenses which can include, but not limited to utility, labor, and cleaning-related costs.

Like the land value analysis, operating expenses vary greatly by development typology. Ownership residential does not have operating expenses since the property is sold, but income producing properties range in value.

The following table details primary operating costs as calculated through an analysis of CoStar data and responses from real estate professionals.

Operating Cost Indicators	
Operating Costs (As a % of Rental Revenue)	Value
Vacancy & Collection Loss	
Apartments	5.6%
Retail	15.0%
Restaurant	10.0%
Office	20.0%
Hotel	25.0%
Operating Expenses	
Apartments	37.5%
Retail	5.0%
Restaurant	5.0%
Office	10.0%
Hotel	55.0%
Note: Values are based on data collected from stakeholder interviews. Source: RKG Associates, 2025	

FINANCIAL MARKET INDICATORS

Financial Market Indicators

Financing Costs	Average
Interest Rate	7.00%
Equity Required	30.00%
Capitalization Rate	6.50%
Expected Financial Return	Average
Internal Rate of Return (Rental)	15.00%
Internal Rate of Return (Ownership)	25.00%
Debt Coverage Ratio	1.25
Return on Cost	6.00%

Note: Values are based on data collected from stakeholder interviews.
Source: RKG Associates, 2025

The most common approaches towards financing residential development is through equity investment and debt financing.

Equity is the initial out-of-pocket amount a developer contributes towards a real estate investment. Developers will pay less in out-of-pocket costs if they can secure financing from other sources. This is preferable to developers, since the overall project return is expected to be greater, and less investment risk is involved. Per interviews with local developers, RKG Associates estimates the equity requirement for a new development will be approximately 30%, reflecting an average across all the responses.

Securing long-term debt financing at affordable rates has become increasingly challenging. Recent widespread increases in interest rates, accelerated by the COVID-19 pandemic, has adversely impacted the financial performance of new development. Larger developers typically can attain better rates than smaller developers. Based on developers' interviews, RKG Associates estimates the expected interest rate for a development on the Subject Property will be approximately 7.0%.

RKG Associates used the City's property assessment database and Redfin data to analyze ownership sales prices across the study area for new construction ownership housing units built in the last five years.

The market ownership prices were used as a baseline for the analysis and compared to information obtained from developers. Across the study area, new construction ownership developments averages at \$356 per square foot. Cottages commanded the highest prices ranging from \$400 to \$500 per square foot for new construction.

RKG collected commercial rental rate data for new developments within the past 5 years to model the feasibility of a mixed-use project. The rental revenue inputs for each commercial option consists of annual per square foot averages based on the rates of the developments.

Across the study area, average rent for new construction commercial (excluding Hotels) ranges \$25 and \$35 per square foot depending on commercial typology.

Residential Revenue Indicators (Per Square Foot)

Subarea	Studio	1BR	2BR	3BR
Multifamily	\$2.97	\$3.50	\$2.85	\$2.50
Condominium	\$350	\$300	\$275	\$250
Cottage	\$500	\$450	\$425	\$400
Townhome	\$400	\$350	\$325	\$300
Stacked Townhome	\$400	\$350	\$325	\$300

Note: Values are based on data collected from stakeholder interviews, Apartments.com, CoStar.
Source: RKG Associates, 2025

Commercial Revenue Indicators (Per Square Foot)

Subarea	Rent	Parking Spaces per 1,000 SF	Parking Revenue
Retail	\$25.00	4.00	\$0
Restaurant	\$35.00	4.00	\$0
Office	\$26.00	1.66	\$0
Hotel	\$150.00	0.66	\$0

Note: Values are based on data collected from stakeholder interviews, Apartments.com, CoStar.
Source: RKG Associates, 2025



THE VISION

The preferred concept is shaped by community input and market considerations, balancing placemaking, connectivity, and redevelopment flexibility. The following themes capture the core vision guiding the site's transformation.



OPEN SPACE AND PLACEMAKING

A connected network of green spaces defines the heart of the site, including a linear park that buffers existing residential areas, a central plaza along Mathis Avenue as a primary community focal point, and a neighborhood park at Sudley Road and Portner Avenue. Complemented by smaller pocket parks and tree-lined streets, these spaces create a layered system of recreation and gathering areas that support daily activity, community events, and a strong sense of identity while enhancing walkability and comfort.



STRATEGIC LAND USE AND INTENSITY

Land uses are thoughtfully organized to reinforce both visibility and compatibility. Active commercial frontages line Mathis Avenue, creating a walkable destination, while a signature, higher-intensity anchor development at the corner of Sudley Road and Mathis Avenue establishes a prominent gateway. Building intensity transitions to lower-scale residential along Portner Avenue, ensuring sensitivity to adjacent neighborhoods. A diverse mix of uses, including retail, mixed-use buildings, affordable rental, and age-restricted housing, supports an inclusive and economically resilient community.



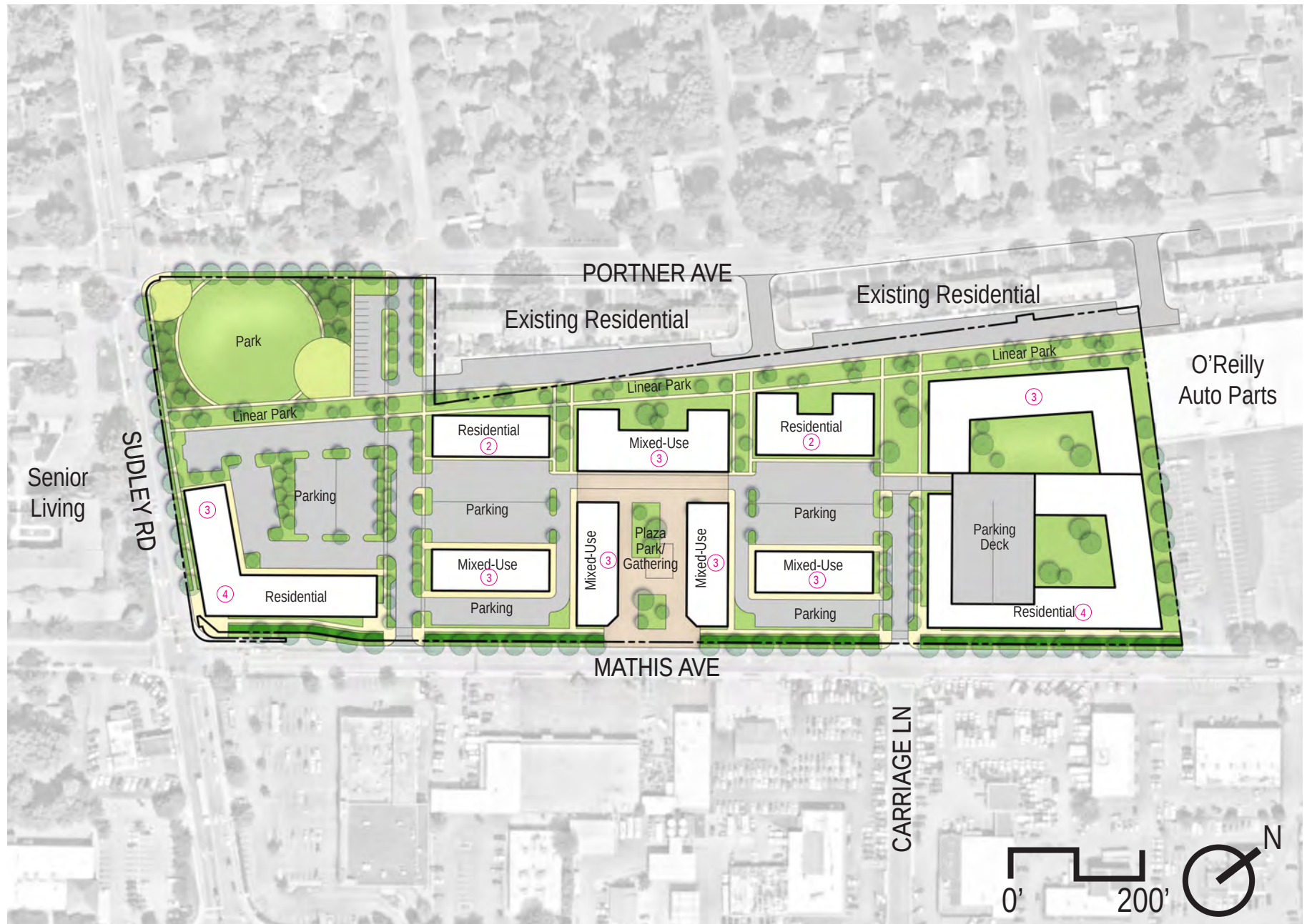
CONNECTIVITY AND ACCESS MANAGEMENT

A well-integrated network of streets and pedestrian connections enhances circulation within the site while strengthening external linkages specifically from Mathis Avenue. Tree-lined streets and comfortable pedestrian connections promote walkability and safety. Access is strategically managed, with primary entries from Mathis Avenue and limited connections to Portner Avenue to minimize cut-through traffic and maintain neighborhood character, supporting a balanced and context-sensitive mobility framework.



FLEXIBLE DEVELOPMENT FRAMEWORK

The plan is designed to evolve over time, with interchangeable development pads allowing for phased implementation and adaptability to market conditions. A coordinated parking strategy, incorporating on-street spaces, shared parking, surface lots, and potential structured or podium parking, supports efficient land use while enabling higher development intensity where appropriate. This flexible approach ensures long-term viability while maintaining a cohesive vision for buildout.



PREFERRED CONCEPT - PRECEDENT IMAGES



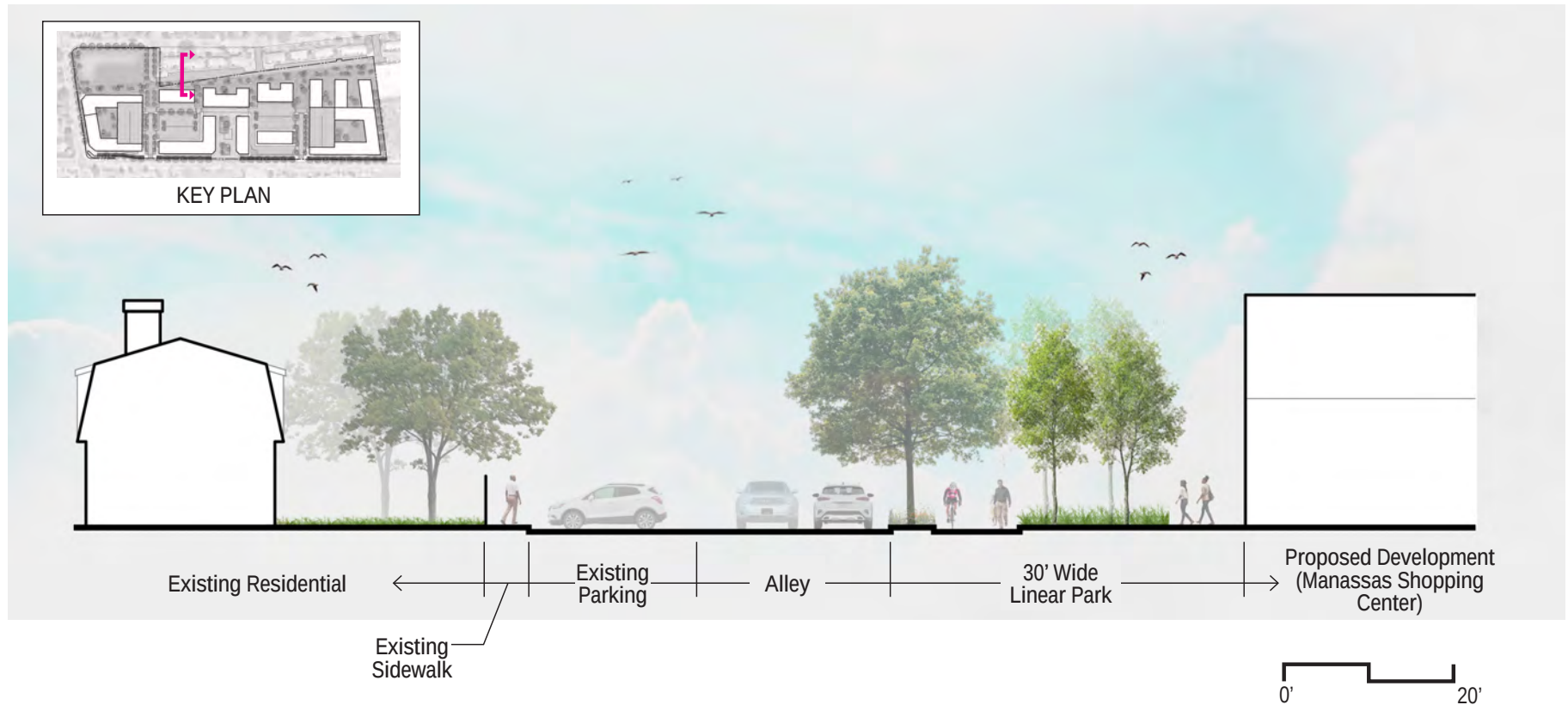
PREFERRED CONCEPT - AN AERIAL VIEW



POTENTIAL LINEAR PARK BUFFER

The following cross-sectional view illustrates the 30-foot wide linear park, oriented east–west and located between the existing residential neighborhood along Portner Avenue and the proposed development. The park features a multi-use path that accommodates both pedestrians and bicyclists, alongside generous green and open space areas. The multi-use path strengthens connectivity, linking the site to Downtown, Annaburg Manor, and Liberia House, while providing green buffer between the existing and proposed development.

These open spaces are designed to be flexible, supporting a range of active and passive recreational uses for both existing residents and new users. Amenities may include playgrounds, open lawn areas for informal play, and quieter spaces for relaxation within shaded tree clusters, along with other neighborhood-serving features.



VIEW OF THE CENTRAL PLAZA



PREFERRED CONCEPT - KEY RECOMMENDATIONS

PREFERRED CONCEPT: KEY VISION ELEMENTS

Open Space

- Central plaza park as the primary community gathering space. The public plaza with commercial kiosk invites residents and visitors alike to linger in the public center of the neighborhood.
- Linear park serving as a buffer between existing and new residential areas.
- Tree-lined streets enhancing shade, comfort, and overall public realm.

Land Use

- Gateway building at Mathis Avenue and Sudley Road; potential mixed-use with multifamily above ground-floor commercial.
- Commercial and mixed-use buildings fronting Mathis Avenue. New shops and restaurants along Mathis Avenue enliven the district and can be accessed via the linear park and pedestrian connections.

- Residential located toward the rear of the site with sensitivity to adjacent neighborhoods.
- Diverse housing options, including affordable, age-restricted, and workforce units.

Connectivity

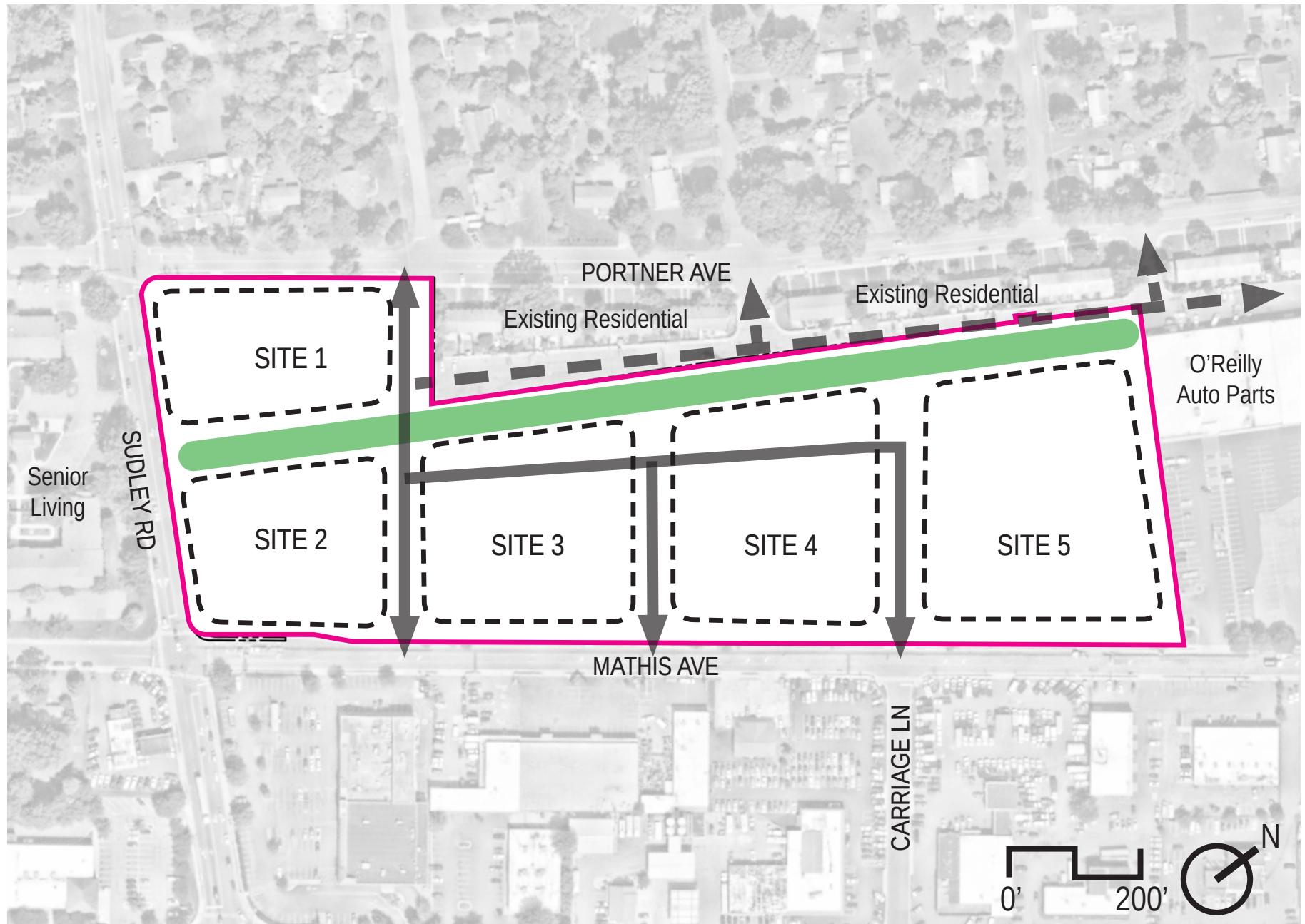
- Tree-lined street grid providing efficient internal circulation and strong connections to Mathis Avenue.
- On-street parking complementing off-street parking to meet City requirements.
- Targeted “teaser” parking along Mathis Avenue to support retail visibility and access.
- No direct vehicular connection to Portner Avenue through the site.

LAND USES & PARKING SUMMARY

Residential - Multifamily Units	272 units
Commercial Area	40,000 SF
Parking Provided	542 spaces

NOTE: Residential: 270–350 units; varies based on parking configuration, with higher yields achievable through additional structured parking

PREFERRED CONCEPT - KEY RECOMMENDATIONS



Manassas Shopping Center

9002, 9016, 9166, 9135 Mathis Ave, Manassas, VA 20110 | March Calls for Service

Type of Call	Call #	Date/Time	Block Number and Street
Business Check	2026-00013278	3/16/2026 5:23:35 PM	9166 MATHIS AVE
	2026-00013099	3/15/2026 5:23:30 PM	9166 MATHIS AVE
	2026-00013018	3/15/2026 12:57:00 AM	9166 MATHIS AVE
	2026-00012997	3/14/2026 11:03:19 PM	9166 MATHIS AVE
	2026-00012935	3/14/2026 5:29:38 PM	9016 MATHIS AVE
	2026-00012910	3/14/2026 2:43:33 PM	9166 MATHIS AVE
	2026-00011832	3/8/2026 7:33:54 PM	9016 MATHIS AVE
	COUNT:	7	
Disorderly	2026-00014180	3/22/2026 2:33:02 AM	9166 MATHIS AVE
	2026-00012112	3/10/2026 9:10:23 AM	9166 MATHIS AVE
	COUNT:	2	
Extra Patrol	2026-00015329	3/29/2026 9:58:25 AM	9016 MATHIS AVE
	2026-00014777	3/25/2026 5:23:21 PM	9002 MATHIS AVE
	2026-00014778	3/25/2026 5:23:56 PM	9016 MATHIS AVE
	2026-00014479	3/24/2026 1:27:22 AM	9016 MATHIS AVE
	2026-00014062	3/21/2026 1:04:10 PM	9016 MATHIS AVE
	2026-00013889	3/20/2026 10:23:13 AM	9016 MATHIS AVE
	2026-00013856	3/20/2026 1:39:26 AM	9016 MATHIS AVE
	2026-00012157	3/10/2026 2:38:53 PM	9016 MATHIS AVE

The City of Manassas Police Department does not assume any liability for decisions made or actions taken or not taken by the recipient based on the information provided

Manassas Shopping Center

9002, 9016, 9166, 9135 Mathis Ave, Manassas, VA 20110 | March Calls for Service

	2026-00011423 2026-00011233 COUNT:	3/6/2026 8:55:29 AM 3/5/2026 1:44:34 PM 10	9166 MATHIS AVE 9016 MATHIS AVE
Foot Patrol	2026-00011956 COUNT:	3/9/2026 10:57:48 AM 1	9016 MATHIS AVE
Suspicious Person	2026-00015000 2026-00014998 2026-00012057 2026-00011766 2026-00011690 COUNT:	3/26/2026 10:53:11 PM 3/26/2026 10:47:15 PM 3/10/2026 12:20:18 AM 3/8/2026 7:22:39 AM 3/7/2026 9:26:36 PM 5	9016 MATHIS AVE 9016 MATHIS AVE 9016 MATHIS AVE 9166 MATHIS AVE 9166 MATHIS AVE
Suspicious Vehicle – Unknown	2026-00015150 COUNT:	3/27/2026 11:41:08 PM 1	9016 MATHIS AVE
Traffic Stop	2026-00015367 2026-00013850 2026-00013650 2026-00011647 COUNT:	3/29/2026 7:15:05 PM 3/20/2026 12:47:18 AM 3/18/2026 7:56:18 PM 3/7/2026 6:14:39 PM 4	9016 MATHIS AVE 9166 MATHIS AVE 9166 MATHIS AVE 9166 MATHIS AVE
Trespassing	2026-00013155	3/15/2026 11:29:08 PM	9016 MATHIS AVE

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Manassas Shopping Center

9002, 9016, 9166, 9135 Mathis Ave, Manassas, VA 20110 | March Calls for Service

	COUNT:	1	
	GRAND TOTAL:	31	

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