Summary of Annual Rent by Location

Property	Question	2021	2022	2023	2024	2025
Washington DC	a	$ 28,496	$ 27,863	$ 27,275	$ 24,672	$ 23,798
Franconia Substation	b	$ 106,356	$ 106,356	$ 105,408	$ 105,408	$ 206,532
Silver Substation	b	$ 62,352	$ 62,352	$ 55,740	$ 55,740	$ 215,520
Southwick Substation	b	$ 169,500	$ 169,500	$ 151,668	$ 151,668	$ 160,464
Southboro	c	$ 7,579	$ 7,795	$ 7,847	$ 29,199	$ 16,280
Westboro	c	$ -	$ -	$ -	$ -	$ 1,876
Westwood	c	$ 1,354,241	$ 1,374,684	$ 1,387,000	$ 1,048,420	$ 1,042,391
Prudential Center Boston	c	$ 336,688	$ 221,937	$ 221,654	$ 204,345	$ 183,442
Total		$ 2,065,212	$ 1,970,487	$ 1,956,592	$ 1,619,453	$ 1,850,303

Calculation of Rate Year Adjustment

DANIELSON 2025				6,547,584	Net book value (structures,equipment & land)
			x	8.96%	Weighted Cost of Capital
			=	586,664	ROI
Structures & Equipment	$9,289,704		+	23,983	Real Estate tax
Depreciation Rate	2.5900%	- - - - - >	+	240,603	Depreciation on structures & equipment
			=	851,250	
			x	65.00%	% of square footage (Electric)
			=	553,312	
			/	12	months
		Monthly Rent		46,109	
DANIELSON 2026				7,878,381	Net book value (structures,equipment & land)
			x	8.91%	Weighted Cost of Capital
			=	701,964	ROI
Structures & Equipment	$10,921,638		+	25,124	Real Estate tax
Depreciation Rate	2.2200%	- - - - - >	+	242,460	Depreciation on structures & equipment
			=	969,549	
			x	65.00%	% of square footage (Electric)
			=	630,207	
			/	12	months
		Monthly Rent		52,517	
		Monthly Change		6,408	
		Full Year		76,894	
SOUTHBORO 2025				35,957,960	Net book value (structures,equipment & land)
			x	9.64%	Rate of Return
			=	3,466,347	ROI
Structures & Equipment	$49,423,433		+	317,254	Real Estate tax
Depreciation Rate	2.9700%	- - - - - >	+	1,467,876	Depreciation on structures & equipment
			=	5,251,477	
			x	0.31%	% allocation
			=	16,280	
			/	12	months
		Monthly Rent		1,357	
SOUTHBORO 2026				35,987,635	Net book value (structures,equipment & land)
			x	9.64%	Rate of Return
			=	3,469,208	ROI
Structures & Equipment	$50,714,655		+	307,561	Real Estate tax
Depreciation Rate	2.9700%	- - - - - >	+	1,506,225	Depreciation on structures & equipment
			=	5,282,994	
			x	0.31%	% allocation
			=	16,377	
			/	12	months
		Monthly Rent		1,365	
		Monthly Change		8	
		Full Year		98	

WESTBORO 2025				20,500,596	Net book value (structures,equipment & land)
			x	9.45%	Rate of Return
			=	1,937,306	ROI
Structures & Equipment	$16,100,168		+	277,679	Real Estate tax
Depreciation Rate	2.8900%	- - - - - >	+	465,295	Depreciation on structures & equipment
			=	2,680,280	
			x	0.07%	% allocation
			=	1,876	
			/	12	months
		Monthly Rent		156	

WESTBORO 2026				23,021,167	Net book value (structures,equipment & land)
			x	9.45%	Rate of Return
			=	2,175,500	ROI
Structures & Equipment	$17,617,745		+	331,414	Real Estate tax
Depreciation Rate	2.8900%	- - - - - >	+	509,153	Depreciation on structures & equipment
			=	3,016,067	
			x	0.07%	% allocation
			=	2,111	
			/	12	months
		Monthly Rent		176	

	Monthly Change	20
	Full Year	235

Danielson	76,894
Soutboro	98
Westboro	235
Total Rate Year Adjustment	**77,227**

Summary of Danielson Capital Additions

Property	Question	2021	2022	2023	2024	2025
Danielson	d	$ 510,785	$ 576,732	$ 632,525	$ 311,840	$ 1,621,067