

Total Square Footage 22,000
 Parking Spaces 100

Base Rent per sq ft \$ 6.27
 Operating cost per sq ft \$ 8.00
 Parking cost per sq ft \$ 2.21

	Annual Cost					Monthly Cost				
	Base Rent	Operating Cost	Parking Cost	City Owned Asset Cost	Total Cost	Base Rent	Operating Cost	Parking Cost	City Owned Asset Cost	Total Cost
Year 1	\$ 137,940.00	\$ 176,000.00	\$ 48,620.00	\$ 104,397.12	\$ 466,957.12	\$ 11,495.00	\$ 14,666.67	\$ 4,051.67	\$ 8,699.76	\$ 38,913.09
Year 2	\$ 137,940.00	\$ 179,520.00	\$ 48,620.00	\$ 104,397.12	\$ 470,477.12	\$ 11,495.00	\$ 14,960.00	\$ 4,051.67	\$ 8,699.76	\$ 39,206.43
Year 3	\$ 137,940.00	\$ 183,110.40	\$ 48,620.00	\$ 104,397.12	\$ 474,067.52	\$ 11,495.00	\$ 15,259.20	\$ 4,051.67	\$ 8,699.76	\$ 39,505.63
Year 4	\$ 137,940.00	\$ 186,772.61	\$ 48,620.00	\$ 104,397.12	\$ 477,729.73	\$ 11,495.00	\$ 15,564.38	\$ 4,051.67	\$ 8,699.76	\$ 39,810.81
Year 5	\$ 137,940.00	\$ 190,508.06	\$ 48,620.00	\$ 104,397.12	\$ 481,465.18	\$ 11,495.00	\$ 15,875.67	\$ 4,051.67	\$ 8,699.76	\$ 40,122.10
Year 6	\$ 137,940.00	\$ 194,318.22	\$ 48,620.00	\$ -	\$ 380,878.22	\$ 11,495.00	\$ 16,193.19	\$ 4,051.67	\$ -	\$ 31,739.85
Year 7	\$ 137,940.00	\$ 198,204.59	\$ 48,620.00	\$ -	\$ 384,764.59	\$ 11,495.00	\$ 16,517.05	\$ 4,051.67	\$ -	\$ 32,063.72
Year 8	\$ 137,940.00	\$ 202,168.68	\$ 48,620.00	\$ -	\$ 388,728.68	\$ 11,495.00	\$ 16,847.39	\$ 4,051.67	\$ -	\$ 32,394.06
Year 9	\$ 137,940.00	\$ 206,212.05	\$ 48,620.00	\$ -	\$ 392,772.05	\$ 11,495.00	\$ 17,184.34	\$ 4,051.67	\$ -	\$ 32,731.00
Year 10	\$ 137,940.00	\$ 210,336.29	\$ 48,620.00	\$ -	\$ 396,896.29	\$ 11,495.00	\$ 17,528.02	\$ 4,051.67	\$ -	\$ 33,074.69
Year 11	\$ 137,940.00	\$ 214,543.02	\$ 48,620.00	\$ -	\$ 401,103.02	\$ 11,495.00	\$ 17,878.58	\$ 4,051.67	\$ -	\$ 33,425.25
Year 12	\$ 137,940.00	\$ 218,833.88	\$ 48,620.00	\$ -	\$ 405,393.88	\$ 11,495.00	\$ 18,236.16	\$ 4,051.67	\$ -	\$ 33,782.82
Totals	\$ 1,655,280.00	\$ 2,360,527.79	\$ 583,440.00	\$ 521,985.60	\$ 5,121,233.39	\$ 137,940.00	\$ 196,710.65	\$ 48,620.00	\$ 43,498.80	\$ 426,769.45

Total Square Footage		25,000
Parking Spaces	89 Paid Spaces in Palace Ramp	
Loading Dock spaces	2-3 free truck spaces in loading dock	
Base Rent per sq ft	\$	15.00
Operating cost per sq ft	\$	-
Parking cost per sq ft		

Schedule based on signed lease agreement:

	Annual Cost					Monthly Cost				
	Base Rent	Operating Cost	Parking Cost	City Owned Asset Cost	Total Cost	Base Rent	Operating Cost	Parking Cost	City Owned Asset Cost	Total Cost
Year 1	\$ 375,000.00	\$ -	\$ 51,048.00		\$ 426,048.00	\$ 31,250.00	\$ -	\$ 4,254.00		\$ 35,504.00
Year 2	\$ 382,500.00	\$ -	\$ 51,048.00		\$ 433,548.00	\$ 31,875.00	\$ -	\$ 4,254.00		\$ 36,129.00
Year 3	\$ 390,150.00	\$ -	\$ 51,048.00		\$ 441,198.00	\$ 32,512.50	\$ -	\$ 4,254.00		\$ 36,766.50
Year 4	\$ 397,953.00	\$ -	\$ 51,048.00		\$ 449,001.00	\$ 33,162.75	\$ -	\$ 4,254.00		\$ 37,416.75
Year 5	\$ 405,912.06	\$ -	\$ 51,048.00		\$ 456,960.06	\$ 33,826.00	\$ -	\$ 4,254.00		\$ 38,080.00
Year 6	\$ 414,030.30	\$ -	\$ 51,048.00	\$ -	\$ 465,078.30	\$ 34,502.52	\$ -	\$ 4,254.00	\$ -	\$ 38,756.52
Year 7	\$ 422,310.90	\$ -	\$ 51,048.00	\$ -	\$ 473,358.90	\$ 35,192.57	\$ -	\$ 4,254.00	\$ -	\$ 39,446.57
Year 8	\$ 430,757.11	\$ -	\$ 51,048.00	\$ -	\$ 481,805.11	\$ 35,896.42	\$ -	\$ 4,254.00	\$ -	\$ 40,150.42
Year 9	\$ 439,372.25	\$ -	\$ 51,048.00	\$ -	\$ 490,420.25	\$ 36,614.35	\$ -	\$ 4,254.00	\$ -	\$ 40,868.35
Year 10	\$ 448,159.69	\$ -	\$ 51,048.00	\$ -	\$ 499,207.69	\$ 37,346.64	\$ -	\$ 4,254.00	\$ -	\$ 41,600.64
Year 11	\$ 457,122.88	\$ -	\$ 51,048.00	\$ -	\$ 508,170.88	\$ 38,093.57	\$ -	\$ 4,254.00	\$ -	\$ 42,347.57
Year 12	\$ 466,265.33	\$ -	\$ 51,048.00	\$ -	\$ 517,313.33	\$ 38,855.44	\$ -	\$ 4,254.00	\$ -	\$ 43,109.44
Totals	\$ 5,029,533.52	\$ -	\$ 612,576.00	\$ -	\$ 5,642,109.52	\$ 419,127.76	\$ -	\$ 51,048.00	\$ -	\$ 470,175.76

Base Rent per sq ft
Operating cost per sq ft