

Financial Summary Industrial

SPACE DETAILS			LEASE TERMS			
Use:	Office		Lease Start:	6/1/2018	Free Rent:	None
Floor / Suite:	1st / 101		Lease End:	5/31/2023	Service Type:	Triple Net (NNN)
Rentable SF:	6/2018	81,922	Term:	5 Years	Operating Exp:	\$1.63 / RSF (3% inflation)
	6/2019	122,638	Starting Rent:	\$5.95 / RSF	Improvements:	None
Wgt Avg SF:	114,495		Rent Increases:	\$0.10 Annual Steps		

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Base Rent	487,436	729,696	729,696	729,696	729,696	3,406,220
Escalations	-	12,264	24,528	36,791	49,055	122,638
Total Base Rent	487,436	741,960	754,224	766,487	778,751	3,528,858
Other Operating Expenses	135,202	208,471	214,725	221,167	227,802	1,007,365
Total Recoveries	135,202	208,471	214,725	221,167	227,802	1,007,365
Total Rent	622,638	950,431	968,948	987,654	1,006,553	4,536,224
Cash Flow	622,638	950,431	968,948	987,654	1,006,553	4,536,224
Cumulative Cash Flow	622,638	1,573,068	2,542,017	3,529,671	4,536,224	4,536,224