



www.roysteinberg.com | 425.883.8783 | roy@steinbergsite.com

Copywriter @ 2020 Steinberg Consulting Services, Inc. All rights reserved. This document may not be shared or replicated.

Disclaimer: This is document should not be considered a tool for financial or operational advice. This excel document should be used a template only, any calculations should be audited by an external source. You should seek appropriate counsel for your own situations.

size	1300
base rent	25
triple net	4.5
annual_incr	3.5%
TI/sf	20
years	7
months	84
storage size	70
storage price/sf	5
parking stalls	
parking price/stall	
TI allowance/sf	27

Item	name	
Square Footage (Size)		1300
base rent		25
triple net		4.5
annual incr		0.035
<u>Total Rent Per Month</u>		
Year 1	\$	3,196
Year 2	\$	3,308
Year 3	\$	3,423
Year 4	\$	3,543
Year 5	\$	3,667
Year 6	\$	3,796
Year 7	\$	3,928
Year 8		
Year 9		
Year 10		
Rent Year 1	\$	38,350
Rent Year 2	\$	39,692
Rent Year 3	\$	41,081
Rent Year 4	\$	42,519
Rent Year 5	\$	44,008
Rent Year 6	\$	45,548

Rent Year 7	\$	47,142	
Rent Year 8	\$	-	
Rent Year 9	\$	-	
Rent Year 10	\$	-	
total rent	\$	298,340.28	
other occupancy costs			
TI cost/sf	\$	20	
TI cost total	\$	26,000	
TI cost/mo	\$	309.52	
TI cost/yr	\$	3,714.29	
storage size	\$	70.00	
price/sf	\$	5.00	
annual increase		3.5%	
storage year 1		350	
storage year 2	\$	362.25	
storage year 3	\$	374.93	
storage year 4	\$	388.05	
storage year 5	\$	401.63	
storage year 6	\$	415.69	
storage year 7	\$	430.24	
storage year 8			
storage year 9			
storage year 10			
total storage	\$	2,722.79	
Parking			
Parking Spaces		0	
Parking Cost	\$	-	
total parking cost	\$	-	
Total Parking Cost/Mo.	\$	-	
total parking/yr	\$	-	
Total occupancy over Term	\$	327,063.07	
average occupancy/yr	\$	46,723.30	
average occupancy/mo	\$	3,893.61	
occupancy yr 1	\$	42,414.29	
occupancy yr 2	\$	43,768.79	
occupancy yr 3	\$	45,170.69	
occupancy yr 4	\$	46,621.67	
occupancy yr 5	\$	48,123.43	
occupancy yr 6	\$	49,677.75	
occupancy yr 7	\$	51,286.47	
occupancy yr 8			
occupancy yr 9			
occupancy yr 10			
Rent Mitigation			

T.I. Allowance/sf			
total TI allowance	\$	27.00	
	\$	35,100.00	
Move In	\$	1,000.00	
free Rent in Months		3	
free Rent/ month	\$	3,195.83	
total rent allowance	\$	9,587.50	
#'s LMT		2	
rent/month		750	
total LMT rent/year	\$	18,000.00	
total LMT rent/lease	\$	90,000.00	
Total Rent Mitigation	\$	100,614.50	
free rent, move in, TI, LMP			
Total Deal	\$	226,448.57	
Average net occupancy/year	\$	32,349.80	
average net occupancy/month	\$	2,695.82	
net to landlord			