



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.

[address]

TENANT OFFER 2/21/18

Suite: 202
USF: 1307
Term (mos.): 96
Modified Gross Rent: \$ 27.00
TI Allowance (PSF): \$ 25.00

Rent Structure				
Months	Rate PSF:	Monthly:	Per Annum:	
1 to 2	\$ -	\$ -	\$ -	\$ -
3 to 12	\$ 27.00	\$ 2,940.75	\$ 29,407.50	
13 to 24	\$ 27.81	\$ 3,028.97	\$ 36,347.67	
25 to 36	\$ 28.64	\$ 3,119.84	\$ 37,438.10	
37 to 48	\$ 29.50	\$ 3,213.44	\$ 38,561.24	
49 to 60	\$ 30.39	\$ 3,309.84	\$ 39,718.08	
61 to 72	\$ 31.30	\$ 3,409.14	\$ 40,909.62	
73 to 84	\$ 32.24	\$ 3,511.41	\$ 42,136.91	
85 to 96	\$ 33.21	\$ 3,616.75	\$ 43,401.02	
Total:			\$ 307,920.15	
Avg. Monthly:			\$ 3,207.50	
Avg. Per Annum			\$ 38,490.02	
Avg. PSF:			\$ 29.45	

Net Effective Rent Analysis:	
Total Lease Proceeds:	\$ 307,920.15
Leasing Fees (@7.5%):	\$ 16,724.69
TI Costs (@\$25/RSF):	\$ 32,675.00
Net Lease Proceeds:	\$ 258,520.46
Net Effective PSF:	\$ 24.72

LANDLORD RESPONSE 1/24/18

Suite: 202
USF: 1307
Term (mos.): 85
Modified Gross Rent: \$ 27.00
TI Allowance (PSF): \$ 17.00

Rent Structure				
Months	Rate PSF:	Monthly:	Per Annum:	
1	\$ -	\$ -	\$ -	
2 to 12	\$ 27.00	\$ 2,940.75	\$ 32,348.25	
13 to 24	\$ 27.81	\$ 3,028.97	\$ 36,347.67	
25 to 36	\$ 28.64	\$ 3,119.84	\$ 37,438.10	
37 to 48	\$ 29.50	\$ 3,213.44	\$ 38,561.24	
49 to 60	\$ 30.39	\$ 3,309.84	\$ 39,718.08	
61 to 72	\$ 31.30	\$ 3,409.14	\$ 40,909.62	
73 to 84	\$ 32.24	\$ 3,511.41	\$ 42,136.91	
85	\$ 33.21	\$ 3,616.75	\$ 3,616.75	
Total:			\$ 271,076.63	
Avg. Monthly:			\$ 3,189.14	
Avg. Per Annum			\$ 38,269.64	
Avg. PSF:			\$ 29.28	

Net Effective Rent Analysis:	
Total Lease Proceeds	\$ 271,076.63
Leasing Fees (@7.5%):	\$ 15,591.45
TI Costs (@\$17/RSF):	\$ 22,219.00
Net Lease Proceeds:	\$ 233,266.18
Net Effective PSF:	\$ 25.20