

Building Comparison Chart

5923 Farnsworth

Mos. (actual)	Mos. (paid)	RSF (approximate)	Base Rate	OP EX / Janitorial	Gross Rate	Monthly Rent	Annual Rent
12	12	20,398	\$1.50	\$0.35	\$ 1.85	\$ 37,736.30	\$ 452,836
12	12	20,398	\$ 1.56	\$ 0.36	\$ 1.92	\$ 39,102.97	\$ 469,236
12	12	20,398	\$ 1.62	\$ 0.36	\$ 1.99	\$ 40,521.44	\$ 486,257
12	12	20,398	\$ 1.69	\$ 0.37	\$ 2.06	\$ 41,993.75	\$ 503,925
12	12	20,398	\$ 1.75	\$ 0.38	\$ 2.13	\$ 43,521.97	\$ 522,264
							\$ 2,434,517

**Tenant Responsible for electricity and NNN expenses-Building includes 5 day per week janitorial included in the base rent (NNN Lease)
4% Annual increases
No TI Contribution but no moving costs on the manufacturing side
Assumes \$0.10 off the asking rate and assumed \$0.35 Operating expenses