

Building Comparison Chart

12636 High Bluff

Mos. (actual)	Mos. (paid)	RSF (actual)	Base Rate	OP EX / Janitorial	Gross Rate	Monthly Rent	Annual Rent
12	11	15,537	\$ 3.70	\$ -	\$ 3.70	\$ 57,486.90	\$ 632,356
12	11	15,537	\$ 4.25	\$ -	\$ 4.25	\$ 66,032.25	\$ 726,355
12	11	15,537	\$ 4.65	\$ -	\$ 4.65	\$ 72,247.05	\$ 794,718
12	11	15,537	\$ 4.79	\$ -	\$ 4.79	\$ 74,414.46	\$ 818,559
12	12	15,537	\$ 4.93	\$ -	\$ 4.93	\$ 76,646.90	\$ 919,763
12	12	15,537	\$ 5.08	\$ -	\$ 5.08	\$ 78,946.30	\$ 947,356
4	4	15,537	\$ 5.23		\$ 5.23	\$ 81,314.69	\$ 325,259
							\$ 5,164,364
							Farnsworth Consideration \$2,434,517
							<b>Total Consideration (both properties) \$ 7,598,881</b>

\*\*Tenant Responsible for electricity-Building includes 5 day per week janitorial included in the base rent (Modified Gross Lease)

\*\*4 months free spread out in the term in year one and annual escalations on Base Rent at 3%.

Does not include OPEX pass throughs above the base year for now- will request exact numbers from Landlord if we submit an offer

Assumes phase in rent structure