

Building Comparison Chart

3115 S Melrose (Cisco Space

Mos. (actual)	Mos. (paid)	RSF (actual)	Base Rate	OP EX / Janitorial	Gross Rate	Monthly Rent	Annual Rent
12	5	24,091	\$ 2.30	\$ -	\$ 2.30	\$ 55,409.30	\$ 277,047
12	12	24,091	\$ 2.37	\$ -	\$ 2.37	\$ 57,071.58	\$ 684,859
12	12	24,091	\$ 2.44	\$ -	\$ 2.44	\$ 58,783.73	\$ 705,405
12	12	24,091	\$ 2.51	\$ -	\$ 2.51	\$ 60,547.24	\$ 726,567
12	12	24,091	\$ 2.59	\$ -	\$ 2.59	\$ 62,363.66	\$ 748,364
7	7	24,091	\$ 2.67	\$ -	\$ 2.67	\$ 64,234.56	\$ 449,642

\$ 3,591,883

Farnsworth Consideration \$2,434,517

**Total Consideration
(both properties) \$ 6,026,400**

**Tenant Responsible for electricity-Building includes 5 day per week janitorial included in the base rent (Modified Gross Lease)
**7 months free 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 \$0.10 off the asking rate