

## Building Comparison Chart

1902 Wright Place

Mos. (actual)	Mos. (paid)	RSF (actual)	Base Rate	Gross Rate	Monthly Rent	Annual Rent
12	7	17,678	\$ 2.95	\$ 2.95	\$ 52,150.10	\$ 365,051
12	12	17,678	\$ 3.04	\$ 3.04	\$ 53,714.60	\$ 644,575
12	12	17,678	\$ 3.13	\$ 3.13	\$ 55,326.04	\$ 663,912
12	12	17,678	\$ 3.22	\$ 3.22	\$ 56,985.82	\$ 683,830
12	12	17,678	\$ 3.32	\$ 3.32	\$ 58,695.40	\$ 704,345
5	5	17,678	\$ 3.42	\$ 3.42	\$ 60,456.26	\$ 302,281
						\$ 3,363,994

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

\*\*5 months free in year one and annual escalations on Base Rent at 3%.

Landlord will Turnkey tenant improvements up to \$65 PSF on a 5 year term

LL TI Contribution: \$1,149,070 (\$65 Per RSF)

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 price