

Phase 1 Cost

1. Site: 10-acres± @ \$25,000 per acre, total \$250,000.
2. Building No. 1: 22,060 sq. ft., \$80 sq. ft., total \$1,764,800.
3. Maintenance Building & Landscaping: \$100,000.
4. Developing Services: \$25,000.
5. Total: \$2,139,800.

Phases 2 and 3 Costs

Building No. 2 - \$1,764,800

Building No. 3 - \$1,764,800

Estimated Lease Rates & Revenue per Building ¹

Suite			Term of Lease															Revenue			
Type	Size	Qty	One Year			Two Years			Three Years			Four Years			Five Years			All Suites		Total ²¹	
			Rate	Month	Annual	Rate	Month	Annual	Rate	Month	Annual	Rate	Month	Annual	Rate	Month	Annual	Month	Annual	Month	Annual
Office	255	10	\$15	\$319	\$3,825	\$13	\$276	\$3,315	\$12	\$255	\$3,060	\$11	\$234	\$2,805	\$10	\$213	\$2,550	\$2,125	\$25,500		
Office/ Warehouse	1,729	1	\$13	\$1,873	\$22,477	\$11	\$1,585	\$19,019	\$10	\$1,441	\$17,290	\$9	\$1,297	\$15,561	\$8	\$1,153	\$13,832	\$1,153	\$13,832	\$12,611	\$151,332
	2,000	7	\$13	\$2,167	\$26,000	\$11	\$1,833	\$22,000	\$10	\$1,667	\$20,000	\$9	\$1,500	\$18,000	\$8	\$1,333	\$16,000	\$9,333	\$112,000		

Notes

1. For discussion purposes leases are computed at net, net with the stop gap at time of lease.
2. The total annual income is predicated on full occupancy using the five year rates. An additional monthly fee, not included here, would be charged for building and site maintenance, common area expenses, etc.