Lease #1 Executive Summary

Location

Commerce Plaza
400 Commerce Ave.
Suite 100

Space

Rentable sf 4,950
Usable sf 4,950
Load factor 0.00%

Lease Information

Lease term 120 months

1st Year Base Rent $138,600
1st Year Effective Rent $152,138

1st Year Base Rent/rsf $28.00
1st Year Effective Rent/rsf $30.73

Average Base Rent $11,550
Average Rent With Escalation $12,861
Average Pass-Through Expenses $1,064
Average Other Adjustments $200
Average Effective Rent $14,125

Average Base Rent/rsf $2.33
Average Effective Rate/rsf $34.24
Average Effective Rate/usf $34.24

Total Commitment $1,695,046
NPV at 6% $1,262,534

Created with Comparative Lease Analysis. http://www.realdata.com