

**DVU at 3022-B Fayetteville Street**

Lease Rate - 1st year rent will be \$15.12 per SF. Rent escalates 3% per year.

S'fage = 3400 SF

Upfit cost is \$8,400.00 to be paid in first year, no interest amortization.

Gross Rent includes TICAM, HVAC Maintenance, Landscaping, Repairs as continued responsibility of Landlord.

	Rent per SF	Annual Rent	Total Monthly	Upfit	Total Annual Rent Including Upfit	Total Monthly Rent Including Upfit
Year 1	\$ 15.12	\$51,408.00	\$4,284.00	\$8,400.00	\$59,808.00	N/A
Year 2	\$ 15.57	\$52,950.24	\$4,412.52			
Year 3	\$ 16.04	\$54,538.80	\$4,544.90			
Year 4	\$ 16.52	\$56,174.88	\$4,681.24			
Year 5	\$ 17.02	\$57,860.16	\$4,821.68			
Year 6	\$ 17.53	\$59,595.96	\$4,966.33			
Year 7	\$ 18.05	\$61,383.84	\$5,115.32			
Year 8	\$ 18.60	\$63,225.36	\$5,268.78			
Year 9	\$ 19.15	\$65,122.08	\$5,426.84			
Year 10	\$ 19.73	\$67,075.80	\$5,589.65			

\$340,928.04 Six Year Total including \$8400 upfit payment.

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