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Prepared for Daniel & Priya Shah
All figures are estimates

Commercial Lease Cost

3,500 sq ft · 5-year triple-net lease

TOTAL OVER 5 YEARS

$680,491

$11,342 a month on average · $38.89 per sq ft a year

THE LEASE

Space	3,500 sq ft
Base rent, year one	$28.00 per sq ft a year
Increase each year	3%
Taxes, insurance and common-area costs, year one	$9.50 per sq ft, growing 3% a year
Free base rent (2 months)	- $16,333

YEAR BY YEAR

YEAR	BASE RENT	PASS-THROUGH COSTS	TOTAL	PER SQ FT
Year 1	$81,667	$33,250	$114,917	$32.83
Year 2	$100,940	$34,248	$135,188	$38.63
Year 3	$103,968	$35,275	$139,243	$39.78
Year 4	$107,087	$36,333	$143,420	$40.98
Year 5	$110,300	$37,423	$147,723	$42.21

AT SIGNING

First month's rent and costs	$10,938
Security deposit (2 months)	$21,875
Due at signing	**$32,813**
Build-out allowance from the landlord ($20.00 per sq ft)	$70,000

NOTES

- Pass-through costs are estimates the landlord reconciles each year; the lease controls what is charged.
- Utilities, janitorial and build-out costs above the allowance are not included.
- An estimate, not legal advice. Have an attorney review the lease.
- Estimates and research only, not guarantees. Figures, values, costs and records are approximate, can be incomplete, wrong or out of date, and shouldn't be relied on alone. Not legal, tax, lending or appraisal advice. Confirm with the right professional (attorney, CPA, lender, appraiser or title company) before acting.