

Commercial Lease Calculations

	Triple Net Lease				Full Service Lease					
	Raw industrial space		Raw commercial space		Finished commercial space		Premium finished commercial space			
Rent per square foot	4000	4000	4000	4000	4000	4000	4000	4000	4000	
Square feet										
\$\$\$ per square foot	\$ 0.50	\$ 0.75	\$ 1.00	\$ 1.25	\$ 1.50	\$ 1.75	\$ 2.00	\$ 2.25	\$ 2.50	
Monthly										
Rent	\$2,000	\$3,000	\$4,000	\$5,000	\$6,000	\$7,000	\$8,000	\$9,000	\$10,000	
City utilities (water, trash, sewer)	\$200	\$200	\$200	\$200	\$200	\$0	\$0	\$0	\$0	
SMUD, PG&E (10¢ per sq.ft.)	\$400	\$400	\$400	\$400	\$400	\$0	\$0	\$0	\$0	
Janitorial	\$200	\$200	\$200	\$200	\$200	\$0	\$0	\$0	\$0	
Security	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	
Insurance	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	
Building maintenance	\$300	\$300	\$300	\$300	\$300	\$0	\$0	\$0	\$0	
Property Taxes	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	
Building manager/administer	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	
Bookkeeper/Accountant	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	
Monthly Total	\$4,550	\$5,550	\$6,550	\$7,550	\$8,550	\$7,850	\$8,850	\$9,850	\$10,850	
Loaded monthly per sq.ft.	\$1.14	\$1.39	\$1.64	\$1.89	\$2.14	\$1.96	\$2.21	\$2.46	\$2.71	
Annual										
Rent	\$24,000	\$36,000	\$48,000	\$60,000	\$72,000	\$84,000	\$96,000	\$108,000	\$120,000	
City utilities (water, trash, sewer)	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$0	\$0	\$0	\$0	
SMUD, PG&E	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$0	\$0	\$0	\$0	
Janitorial	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$0	\$0	\$0	\$0	
Security	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$0	\$0	\$0	\$0	
Insurance	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	
Building maintenance	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$0	\$0	\$0	\$0	
Property Taxes	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$0	\$0	\$0	\$0	
Building manager/administrator	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	
Bookkeeper/Accountant	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	
Annual Total	\$54,600	\$66,600	\$78,600	\$90,600	\$102,600	\$94,200	\$106,200	\$118,200	\$130,200	
Rent/sq.ft./year	\$6.00	\$9.00	\$12.00	\$15.00	\$18.00	\$21.00	\$24.00	\$27.00	\$30.00	
Expenses/sq.ft./year	\$7.65	\$7.65	\$7.65	\$7.65	\$7.65	\$2.55	\$2.55	\$2.55	\$2.55	
Total/sq.ft.	\$13.65	\$16.65	\$19.65	\$22.65	\$25.65	\$23.55	\$26.55	\$29.55	\$32.55	
Number pledges @ ave. donation \$50 per month to reach monthly budget	91	111	131	151	171	157	177	197	217	
Capital Costs										
Tenant Improvements / sq.ft.	\$60	\$50	\$40	\$30	\$20	\$20	\$10	\$10	\$10	
Tenant Improvements	\$240,000	\$200,000	\$160,000	\$120,000	\$80,000	\$80,000	\$40,000	\$40,000	\$40,000	
Altar	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	
Furnishings	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	
Operating Reserve (3 months)	\$13,650	\$16,650	\$19,650	\$22,650	\$25,650	\$23,550	\$26,550	\$29,550	\$32,550	
Total	\$257,650	\$220,650	\$183,650	\$146,650	\$109,650	\$107,550	\$70,550	\$73,550	\$76,550	
First Year Total Budget	\$312,250	\$287,250	\$262,250	\$237,250	\$212,250	\$201,750	\$176,750	\$191,750	\$206,750	