

Sabal Palms

510 CR 466, Suite 103A

Lady Lake, FL 32159

OFFERED BY PERFERRED REALTY MANAGEMENT GROUP, LLC
JOHN TOSCANI, MANAGING AGENT 352-638-8935

		Year 1	Year 2	Year 3	Year 4	Year 5	Total
Base Rent							
Base Monthly Rent		\$4,162.67	\$4,287.55	\$4,416.17	\$4,548.66	\$4,685.12	
Months	12						
Square feet	1,784						
Base Rent per sf.	\$28.00		\$28.84	\$29.71	\$30.60	\$31.51	\$29.73
3% Annual Increase	0.03		\$124.88	\$128.63	\$132.49	\$136.46	
Base Annual Rent		\$49,952.00	\$51,450.56	\$52,994.08	\$54,583.90	\$56,221.42	\$265,201.95
CAMs							
CAM charge per sf. **	\$7.12						
Monthly CAM charges		\$1,058.51	\$1,058.51	\$1,058.51	\$1,058.51	\$1,058.51	
Annual CAM charges		\$12,702.08	\$12,702.08	\$12,702.08	\$12,702.08	\$12,702.08	\$63,510.40
CAM charges subject to change							
Gross Rent per sf.		\$35.12	\$35.96	\$36.83	\$37.72	\$38.63	\$36.85
Base Monthly Rent+CAMs		\$5,221.17	\$5,346.05	\$5,474.68	\$5,607.16	\$5,743.62	
Base Annual Rent+CAMs		\$62,654.08	\$64,152.64	\$65,696.16	\$67,285.98	\$68,923.50	\$328,712.35
Taxes							
Actual Rent per sf. with taxes		\$35.12	\$35.96	\$36.83	\$37.72	\$38.63	\$36.85
Monthly Sales Taxes (0%)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Annual Sales Taxes (0%)	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Monthly Rent & CAMs & Taxes		\$5,221.17	\$5,346.05	\$5,474.68	\$5,607.16	\$5,743.62	
Annual Rent & CAMs & Taxes		\$62,654.08	\$64,152.64	\$65,696.16	\$67,285.98	\$68,923.50	\$328,712.35