

2428 E Apache Blvd, Tempe  
Medical/Office Space, Suite 115  
1.895 Square Feet, Shared Parking

Move In, Monthly costs

Tenant Requirements before move in:

1. Completed Credit & Background Information Form and Landlord Approval
2. Copy of State or Federal ID
3. Provide proof and General Liability Insurance policy naming 'Cardinal Capital' as additional insured with coverage at \$2,000,000 overall / \$1,000,000 per occurrence
4. Fully executed Lease Agreement
5. Payment in full of all move-in costs

Tenant Move-In & 1<sup>st</sup> Month Cost:

1. Security Deposit	\$2,600.00
2. 1 <sup>st</sup> Month Base Rent	2,500.00
3. Tempe/State Rental tax: 2.9%	72.50
4. Application Fee	<u>150.00</u>
<b>Total Move-In Cost (including City/State tax)</b>	<b>\$5,322.50</b>

Monthly Expense Breakdown:

1. Base Rent Months 01-12	\$2,500.00
2. Sales Tax	<u>72.50</u>
<b>Total Monthly Expense</b>	<b>\$2,572.50</b>

Tenant pays for:

- Common Area expenses include Utilities, parking lots, maintenance (approx., 2.12% of Operating Expenses, approx. \$700.00/month)
- Tenant additional cost: Janitorial/Trash, internet