

**SUGAR CREEK - UNIT INFORMATION & RATE SHEET**

**1ST FLOOR - ENDCAP UNITS W/ COVERED OUTDOOR PATIOS**

**1750 SQUARE FEET** \*OUTDOOR PATIOS ARE AN ADDITIONAL 450 SQUARE FEET

LEASE RATE IS \$32.00 PSF NNN - ESTIMATED TICAM FOR 2027 IS \$4.00 PSF

FIVE (5) YEAR MINIMUM INITIAL LEASE TERM

3.0% ANNUAL ESCALATIONS

**BASE RENTAL SCHEDULE**

YEAR 1 \$4,666.67 PER MONTH

YEAR 2 \$4,806.67 PER MONTH

YEAR 3 \$4,950.87 PER MONTH

YEAR 4 \$5,099.39 PER MONTH

YEAR 5 \$5,252.37 PER MONTH

ESTIMATED TICAM FOR 2027 IS \$583.33 MONTH AND IS RECONCILED ANNUALLY

DELIVERY WILL BE AS A COLD DARK SHELL (CDS) WITH A \$45.00 PSF UPFIT ALLOWANCE

\*GENERAL CONTRACTOR HAS QUOTED \$50.00 PSF TO TAKE THE CDS TO A WARM VANILLA FINISH

\*\*IF TENANT USES DEVELOPERS GC AND GETS ENGINEERED DRAWINGS IN EARLY WITHIN THE SCHEDULED

OPENING DATES ARE JUNE 1, 2027 +/- 1 MONTH

RENT COMMENCEMENT FOR THOSE THAT TAKE DELIVERY AS COLD DARK SHELL IS 120 DAYS

TO SECURE A UNIT TENANT NEEDS A FULLY-EXECUTED LEASE WITH BOTH SECURITY DEPOSIT AND

SECURITY DEPOSIT IS \$5,250.00

1ST MONTHS PREPAID BASE RENT & TICAM IS \$5,250.00

TOTAL DUE AT LEASE EXECUTION IS \$10,500.00

**SUGAR CREEK - UNIT INFORMATION & RATE SHEET**

**1ST FLOOR - INLINE UNITS**

**1400 SQUARE FEET**

LEASE RATE IS \$32.00 PSF NNN - ESTIMATED TICAM FOR 2027 IS FIVE (5) YEAR MINIMUM INITIAL LEASE TERM  
3.0% ANNUAL ESCALATIONS

**BASE RENTAL SCHEDULE**

YEAR 1	\$3,733.33	PER MONTH
YEAR 2	\$3,845.33	PER MONTH
YEAR 3	\$3,960.69	PER MONTH
YEAR 4	\$4,079.51	PER MONTH
YEAR 5	\$4,201.90	PER MONTH

ESTIMATED TICAM FOR 2027 IS \$466.67 MONTH AND IS RECONC

DELIVERY WILL BE AS A COLD DARK SHELL (CDS) WITH A \$45.00 F

\*GENERAL CONTRACTOR HAS QUOTED \$50.00 PSF TO TAKE THE CDS TO A WAF

\*\*IF TENANT USES DEVELOPERS GC AND GETS ENGINEERED DRAWINGS IN EAR

OPENING DATES ARE JUNE 1, 2027 +/- 1 MONTH

RENT COMMENCEMENT FOR THOSE THAT TAKE DELIVERY AS COLD DARK SHELL

TO SECURE A UNIT TENANT NEEDS A FULLY-EXECUTED LEASE WITH BOTH SECU

SECURITY DEPOSIT IS \$4,200.00

1ST MONTHS PREPAID BASE RENT & TICAM IS \$4,200.00

TOTAL DUE AT LEASE EXECUTION IS \$8,400.00

<b>SUGAR CREEK - UNIT INFORMATION &amp; RATE SHEET</b>				
<b>2ND FLOOR - ENDCAP UNITS W/ COVERED OUTDOOR BALCONIES</b>				
<b>1500 SQUARE FEET</b>		*OUTDOOR BALCONIES ARE AN ADDITIONAL 450 SQUARE FEET		
LEASE RATE IS \$30.00 PSF NNN - ESTIMATED TICAM FOR 2027 IS \$4.00 PSF				
FIVE (5) YEAR MINIMUM INITIAL LEASE TERM				
3.0% ANNUAL ESCALATIONS				
BASE RENTAL SCHEDULE				
YEAR 1	\$3,750.00	PER MONTH		
YEAR 2	\$3,862.50	PER MONTH		
YEAR 3	\$3,978.38	PER MONTH		
YEAR 4	\$4,097.73	PER MONTH		
YEAR 5	\$4,220.66	PER MONTH		
ESTIMATED TICAM FOR 2027 IS \$500.00 MONTH AND IS RECONCILED ANNUALLY				
DELIVERY WILL BE AS A COLD DARK SHELL (CDS) WITH A \$45.00 PSF UPFIT ALLOWANCE				
*GENERAL CONTRACTOR HAS QUOTED \$50.00 PSF TO TAKE THE CDS TO A WARM VANILLA FINISH				
**IF TENANT USES DEVELOPERS GC AND GETS ENGINEERED DRAWINGS IN EARLY WITHIN THE SCHEDULED				
OPENING DATES ARE JUNE 1, 2027 +/- 1 MONTH				
RENT COMMENCEMENT FOR THOSE THAT TAKE DELIVERY AS COLD DARK SHELL IS 120 DAYS AFTER				
TO SECURE A UNIT TENANT NEEDS A FULLY-EXECUTED LEASE WITH BOTH SECURITY DEPOSIT AND				
SECURITY DEPOSIT IS \$4,250.00				
1ST MONTHS PREPAID BASE RENT & TICAM IS \$4,250.00				
TOTAL DUE AT LEASE EXECUTION IS \$8,500.00				

**SUGAR CREEK - UNIT INFORMATION & RATE SHEET**

**2ND FLOOR - INLINE UNITS**

**1200 SQUARE FEET**

LEASE RATE IS \$28.00 PSF NNN - ESTIMATED TICAM FOR 2027 IS FIVE (5) YEAR MINIMUM INITIAL LEASE TERM  
3.0% ANNUAL ESCALATIONS

**BASE RENTAL SCHEDULE**

YEAR 1	\$2,800.00	PER MONTH
YEAR 2	\$2,884.00	PER MONTH
YEAR 3	\$2,970.52	PER MONTH
YEAR 4	\$3,059.64	PER MONTH
YEAR 5	\$3,151.42	PER MONTH

ESTIMATED TICAM FOR 2027 IS \$400.00 MONTH AND IS RECONC

DELIVERY WILL BE AS A COLD DARK SHELL (CDS) WITH A \$45.00 F

\*GENERAL CONTRACTOR HAS QUOTED \$50.00 PSF TO TAKE THE CDS TO A WAF

\*\*IF TENANT USES DEVELOPERS GC AND GETS ENGINEERED DRAWINGS IN EAR

OPENING DATES ARE JUNE 1, 2027 +/- 1 MONTH

RENT COMMENCEMENT FOR THOSE THAT TAKE DELIVERY AS COLD DARK SHELL

TO SECURE A UNIT TENANT NEEDS A FULLY-EXECUTED LEASE WITH BOTH SECU

SECURITY DEPOSIT IS \$3,200.00

1ST MONTHS PREPAID BASE RENT & TICAM IS \$3,200.00

TOTAL DUE AT LEASE EXECUTION IS \$6,400.00