

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	714 WEST STREET, SOUTHINGTON, CT												
2	RENT ROLL AND PROFORMA												
3													
4	ADAPTIVE REUSE BUSINESS PLAN - MIXED USE (MEDICAL OFFICE/RETAIL/SOCIAL SERVICES) TO MIXED-USE (MEDICAL OFFICE OR APARTMENT/RETAIL/CLIMATE CONTROLLED SELF-STORAGE)												
5													
6													
7											Before Condition	After Condition	
8	Existing Property and Uses			Reference		GBA		GLA					
9				Upper Level		10,619		10,619			Medical office	10 apartments	
10				Grade		12,054		12,054			Retail/Dining	Retail/Dining	
11				LL		9,324		9,324			Adult Care	Climate Controlled Warehouse	
12				Total		31,997		31,997					
13													
14				Upper Level		-	% Leased	GLA	Units		Rent/Unit/Yr	Rent/Unit/Mo	
15				Year 1		-	0%	10,619	Unit 1		\$ 22,194	\$ 1,850	
16				Year 2		-	25%	10,619	Unit 2		\$ 22,194	\$ 1,850	
17				Year 3		-	100%	10,619	Unit 3		\$ 22,194	\$ 1,850	
18				Year 4		-	100%	10,619	Unit 4		\$ 22,194	\$ 1,850	
19									Unit 5		\$ 22,194	\$ 1,850	
20									Unit 6		\$ 22,194	\$ 1,850	
21									Unit 7		\$ 21,133	\$ 1,761	
22									Unit 8		\$ 21,133	\$ 1,761	
23									Unit 9		\$ 21,133	\$ 1,761	
24									Unit 10		\$ 19,800	\$ 1,650	
25									Subtotal with View Premium		\$ 216,364		
26									View Premium		\$ 6,364		
27									Subtotal No View Premium		\$ 210,000		
28													
29													
30													
31													
32													
33													
34													
35													
36													
37													
38													
39	UPPER LEVEL - ADAPTIVE REUSE - MEDICAL BUILD-OUT TO APARTMENT USE												
40	Gross Building Area:	10,619	sf										
41						1	2	3					

