

Proposal Summary Tenant Perspective

20010-20012 E 9 Mile Rd
Saint Clair Shores, MI 48080

DEAL: Retail Building
MODEL: Lease Proposal



LEASE TERMS

Lease Start:	3/1/2021
Lease End:	2/28/2026
Term:	5 Years
Starting Rent:	\$12.50 / RSF
Rent Increases:	Detailed Steps

Free Rent:	1 Month (\$3,646)
Service Type:	Triple Net (NNN)
Operating Exp:	\$4.21 / RSF (3% Inflation)
Improvements:	\$25.00 / RSF (Net Tenant Cost)

KEY METRICS

Proposal Effective Rent / Yr:	\$28.32
Concessions Value:	\$0.24

CASH FLOW METRICS

	Total	RSF
Present Value (3/1/2021 @ 6%):	\$430,985	
Total Cash Flow:	\$489,725	
Average Cash Flow / Yr:	\$97,945	\$27.98
Year 1 Monthly Rent:	\$4,880	\$1.39
Year 1 Cash Flow:	\$142,413	\$40.69

SPACE DETAILS

Use:	Office
Floor:	1
Rentable SF:	3,500

CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Base Rent	43,750	54,250	64,750	77,000	87,500	327,250
Free Rent	(3,646)	-	-	-	-	(3,646)
Total Base Rent	40,104	54,250	64,750	77,000	87,500	323,604
Recoveries	14,809	15,253	15,711	16,182	16,667	78,621
Total Rent	54,913	69,503	80,461	93,182	104,167	402,225
Tenant Improvements	87,500	-	-	-	-	87,500
Cash Flow	142,413	69,503	80,461	93,182	104,167	489,725
Cumulative Cash Flow	142,413	211,916	292,376	385,558	489,725	489,725



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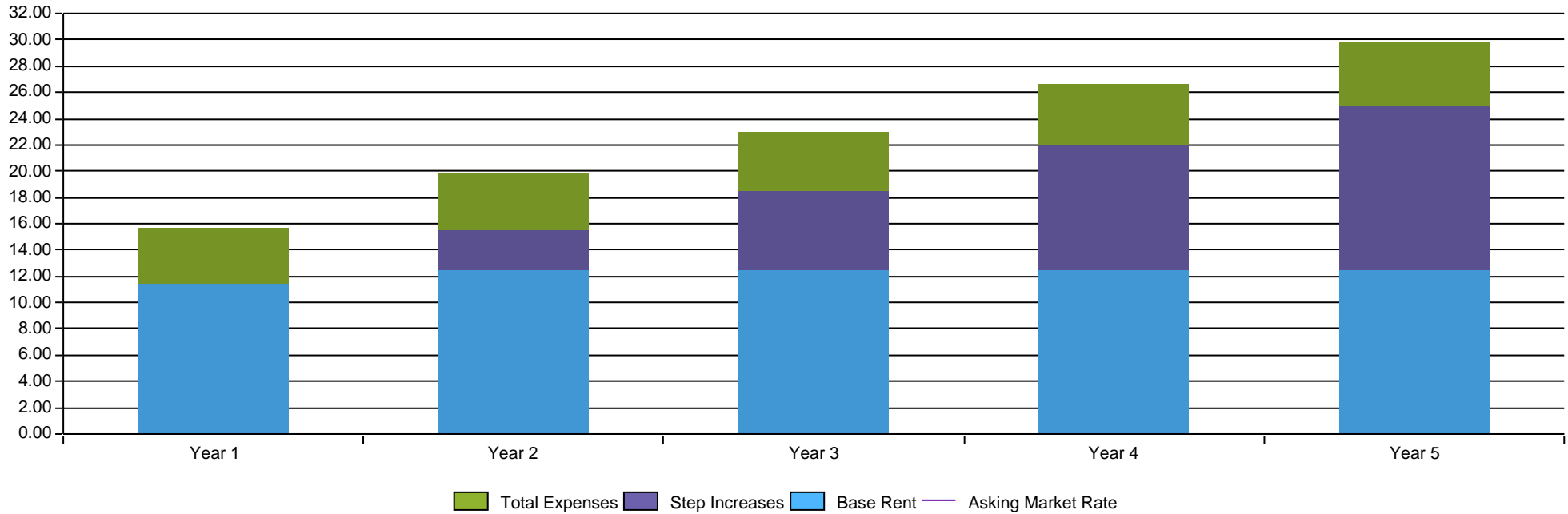
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Total Base Rent + Other Expenses (\$ / RSF)



OPTIONS

Renewal

Term:	60
NumberOptions:	1
Date:	3/1/2026

DEAL DETAILS

General Comments

HVAC as the tenant you will be responsible for repair and replacement, Need to inspect units before signing lease to make sure the systems are in good condition.

Landlord



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Proposal Summary Tenant Perspective

7800 W Outer Dr - College Park Office Center
 Detroit, MI 48235

DEAL: Office Lease Example
 MODEL: Lease Proposal



LEASE TERMS

Lease Start:	1/1/2022
Lease End:	5/31/2027
Term:	65 Months
Starting Rent:	\$18.00 / RSF
Rent Increases:	\$0.35 Annual Steps

Free Rent:	5 Months (\$16,178)
Service Type:	Modified Gross
Operating Exp:	\$9.53 / RSF (Inflation Varies)
Improvements:	None

KEY METRICS

	RSF
Proposal Effective Rent / Yr:	\$19.00
Concessions Value:	\$1.60

CASH FLOW METRICS

	Total	RSF
Present Value (1/1/2022 @ 6%):	\$190,876	
Total Cash Flow:	\$225,572	
Average Cash Flow / Yr:	\$41,644	\$19.31
Year 1 Monthly Rent:	\$3,460	\$1.60
Year 1 Cash Flow:	\$25,345	\$11.75

SPACE DETAILS

Use:	Office
Floor / Suite:	1 / 130
Rentable SF:	2,157

CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total
Base Rent	38,826	39,581	40,336	41,091	41,846	17,750	219,430
Free Rent	(16,178)	-	-	-	-	-	(16,178)
Total Base Rent	22,649	39,581	40,336	41,091	41,846	17,750	203,252
Recoveries	2,696	3,313	3,947	4,601	5,275	2,487	22,320
Total Rent	25,345	42,894	44,283	45,692	47,121	20,237	225,572
Cash Flow	25,345	42,894	44,283	45,692	47,121	20,237	225,572
Cumulative Cash Flow	25,345	68,238	112,522	158,214	205,335	225,572	225,572



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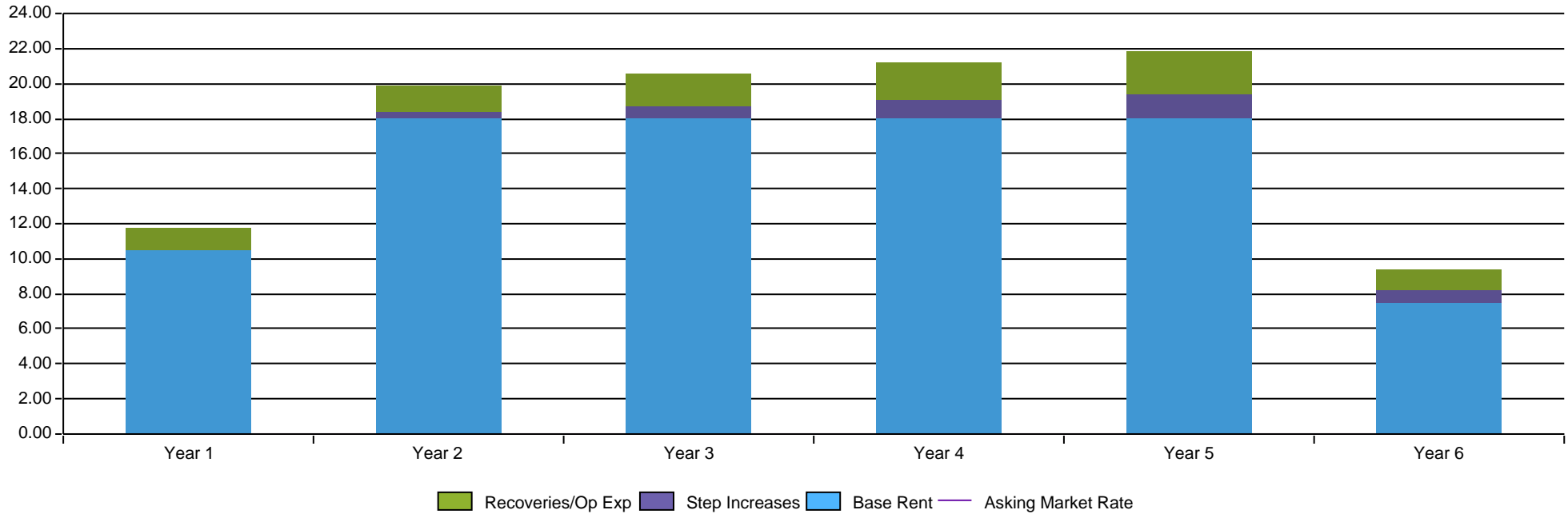
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Proposal Summary Tenant Perspective

7800 W Outer Dr - College Park Office Center
 Detroit, MI 48235

DEAL: Office Lease Example
 MODEL: Lease Proposal

Total Base Rent + Recoveries/Op Exp (\$ / RSF)



OPTIONS

Renewal	Expansion	Right Of First Refusal
Term: 60	Area: 0	Area: 0
NumberOptions: 2	Date: 12/1/2021	
Date: 12/1/2026		
With annual increases of .50/s.f.	Ongoing right to expand	One time option
Right Of First Offer		
Right to expand into adjacent suite		

DEAL DETAILS

General Comments

Security Deposit 2 months Janitorial included



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Proposal Summary Tenant Perspective

4141 Mitchell St - The Boggs School
 Detroit, MI 48207

DEAL: Stand Alone Building Example
 MODEL: Lease Proposal



LEASE TERMS

Lease Start:	6/1/2022
Lease End:	8/31/2027
Term:	63 Months
Starting Rent:	\$9.00 / RSF
Rent Increases:	Detailed Steps

Free Rent:	3 Months (\$24,615)
Service Type:	Modified Gross
Operating Exp:	\$4.25 / RSF (3% Inflation)
Improvements:	None

KEY METRICS

	RSF
Proposal Effective Rent / Yr:	\$13.68
Concessions Value:	\$0.49

CASH FLOW METRICS

	Total	RSF
Present Value (6/1/2022 @ 6%):	\$678,380	
Total Cash Flow:	\$793,999	
Average Cash Flow / Yr:	\$151,238	\$13.82
Year 1 Monthly Rent:	\$12,128	\$1.11
Year 1 Cash Flow:	\$120,921	\$11.05

SPACE DETAILS

Use:	Office
Floor:	1
Rentable SF:	10,940

CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total
Base Rent	98,460	98,460	98,460	109,400	120,340	30,085	555,205
Free Rent	(24,615)	-	-	-	-	-	(24,615)
Total Base Rent	73,845	98,460	98,460	109,400	120,340	30,085	530,590
Recoveries	47,076	48,488	49,943	51,441	52,985	13,475	263,409
Total Rent	120,921	146,948	148,403	160,841	173,325	43,560	793,999
Cash Flow	120,921	146,948	148,403	160,841	173,325	43,560	793,999
Cumulative Cash Flow	120,921	267,870	416,273	577,114	750,439	793,999	793,999



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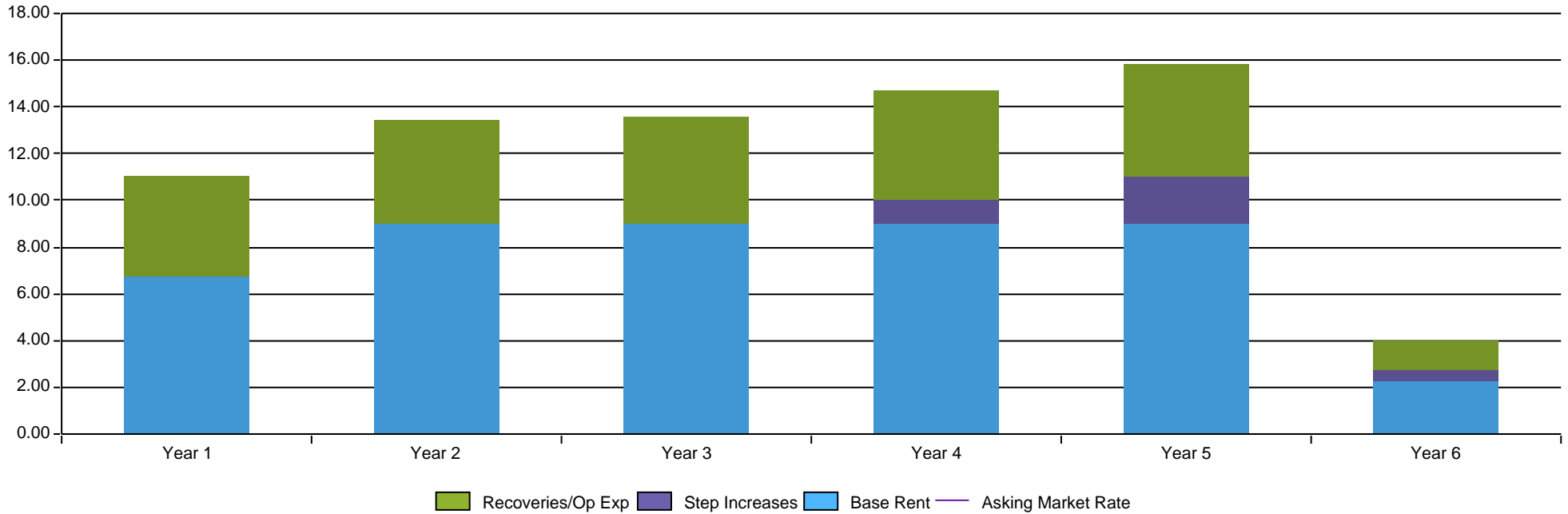
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Proposal Summary Tenant Perspective

4141 Mitchell St - The Boggs School
 Detroit, MI 48207

DEAL: Stand Alone Building Example
 MODEL: Lease Proposal

Total Base Rent + Recoveries/Op Exp (\$ / RSF)



OPTIONS

Renewal

Term:	60
NumberOptions:	2
Date:	11/1/2026

Market Rate

DEAL DETAILS

General Comments

Landlord agreed to maintain the heating system. The building is owned by non profit. If you open the business as a nonprofit you won't have to pay taxes on the building.



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