

<b>7844 Bell Road, Windsor - Estimated FY Rent Budget - DEM - Produced by SPI Real Estate 7_26_24</b>														
Rentable SF	2,160													
<b>FY 24-25</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Total</b>	<b>\$/SF/Month</b>
Rent	\$ 2,852.04	\$ 2,852.04	\$ 2,852.04	\$ 2,852.04	\$ 2,852.04	\$ 2,937.60	\$ 2,937.60	\$ 2,937.60	\$ 2,937.60	\$ 2,937.60	\$ 2,937.60	\$ 2,937.60	\$ 34,823.41	\$ 1.36
<b>FY 25-26</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Total</b>	<b>\$/SF/Month</b>
Rent	\$ 2,937.60	\$ 2,937.60	\$ 2,937.60	\$ 2,937.60	\$ 2,937.60	\$ 3,025.73	\$ 3,025.73	\$ 3,025.73	\$ 3,025.73	\$ 3,025.73	\$ 3,025.73	\$ 3,025.73	\$ 35,868.11	\$ 1.40
<b>FY 26-27</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Total</b>	<b>\$/SF/Month</b>
Rent	\$ 3,025.73	\$ 3,025.73	\$ 3,025.73	\$ 3,025.73	\$ 3,025.73	\$ 3,116.50	\$ 3,116.50	\$ 3,116.50	\$ 3,116.50	\$ 3,116.50	\$ 3,116.50	\$ 3,116.50	\$ 36,944.15	\$ 1.44
<b>FY 27-28</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Total</b>	<b>\$/SF/Month</b>
Rent	\$ 3,116.50	\$ 3,116.50	\$ 3,116.50	\$ 3,116.50	\$ 3,116.50	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 38,052.48	\$ 1.49
<b>FY 28-29</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Total</b>	<b>\$/SF/Month</b>
Rent	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,210.00	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30	\$ 39,194.05	\$ 1.53
<b>FY 29-30</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Total</b>	<b>\$/SF/Month</b>
Rent	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30								\$ 16,531.48	\$ 1.53
<b>Notes:</b>														
Lease expires on 11/30/29 with two 2-year options to extend term to 11/30/33														
Annual rent increases represent 3% increase from the previous year														