

7844 Bell Road, Windsor - Estimated FY Rent Budget - DEM - Produced by SPI Real Estate 7_26_24														
Rentable SF	2,160													
FY 24-25	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	\$/SF/Month
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
FY 25-26	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	\$/SF/Month
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
FY 26-27	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	\$/SF/Month
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
FY 27-28	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	\$/SF/Month
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
FY 28-29	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	\$/SF/Month
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
FY 29-30	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total	\$/SF/Month
Rent	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30	\$ 3,306.30								\$ 16,531.48	\$ 1.53
Notes:														
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														