

Reimbursable Expenses for SF Metalworks at 1480 Will S. Green			Amount	Description	Remaining Balance	Period	Year
Vendor/Company	Amount to expense						
				Balance of credit after rent deduction	\$96,797.77		
Core Electric Invoice 1469	\$30,014.51		\$12,693.60	Rent for 1st year (5,289 sq ft @ \$0.20/sq ft)	\$84,104.17	Oct. 21 to Oct. 22	Year 1
Initial Emergency Roof Repair done the first month.	\$1,250.00						
Initial concrete pour by JV Custom Concrete for shop	\$6,200.00		\$12,693.60	Rent for 2nd year (5,289 sq ft @ \$0.20/sq ft)	\$71,410.57	Oct. 22 to Oct. 23	Year 2
ABC supply for roof repair	\$104.03						
Concrete finished by SFM - This was areas that JV didn't finish as well as labor and materials for concrete prep, i.e. taking out SFM labor for concrete work	\$2,750.00		\$54,310.20	Rent for 3rd year (12,931 sq ft @ \$0.35/sq ft)	\$17,100.37	Oct. 23 to Oct. 24	Year 3
	\$4,800.00						
Home Depot / Lowes / etc. charges for misc. i.e. caps and plugs for safeing off electrical and plumbing, rebar for first concrete pours, initial light bulbs, etc.	\$658.83		\$54,310.20	Rent for 4th year		Oct. 24 to Apr. 25	Year 4
Drywall for east/west main devising wall	\$819.39		4525.85	Rent for 11/1/2024 (12,931 sq ft @ \$0.35/sq ft)	\$12,574.52	Nov. 24	Year 4
Metal studs for east/west main devising wall	\$1,487.52		4525.85	Rent for 12/1/2024 (12,931 sq ft @ \$0.35/sq ft)	\$8,048.67	Dec. 24	Year 4
Labor for building devising walls	\$14,275.00		4525.85	Rent for 1/1/2025 (12,931 sq ft @ \$0.35/sq ft)	\$3,522.82	Jan. 25	Year 4
Bathroom build out	\$10,000.00		4525.85	Rent for 2/1/2025 (12,931 sq ft @ \$0.35/sq ft)	-\$1,003.03	Feb. 25	Year 4
Platt - Watt monitor	\$2,253.57			Rent for 3/1/2025 (12,931 sq ft @ \$0.35/sq ft)	\$4,525.85	Mar. 25	Year 4
labor for second roof repair	\$1,785.00			Rent for 4/1/2025 (12,931 sq ft @ \$0.35/sq ft)	\$4,525.85	Apr. 25	Year 4
Materials from stock for second roof repair	\$250.00						
Watt Monitor {Plus Freight}	\$1,510.00		with approved Lease.	Rent for 5/1/2025 (12,931 sq ft @ \$0.35/sq ft plus increase of 2.8% CPI adjustment)	\$4,652.57	Year 1 - New Lease	
Watt Monitor Freight	\$14.67			Rent for 6/1/2025	\$4,652.57		
Labor for Watt Monitor - Cross Electric	\$1,437.39			Rent for 7/1/2025	\$4,652.57		
CT Leads for Watt Monitor	\$77.86			Rent for 8/1/2025	\$4,652.57		
Metal for permanent Roof Gutters	\$2,385.00			Rent for 9/1/2025	\$4,652.57		
Labor for Roof Gutters	\$14,725.00			Rent for 10/1/2025	\$4,652.57		
				Rent for 11/1/2025	\$4,652.57		
TOTAL	\$96,797.77			Rent for 12/1/2025	\$4,652.57		
				Rent for 1/1/2026	\$4,652.57		
				Rent for 2/1/2026	\$4,652.57		
				Rent for 3/1/2026	\$4,652.57		
				Rent for 4/1/2026	\$4,652.57		
				Total rent for the year	\$55,830.84		
				Year 2 of new Lease starts May 1st. 2026			