

**Approved and Proposed Rental Fees for Lease Space at
905 Leidesdorff by Uncle Charlie's Firehouse & Brew**

Approved by City Council					Requested Rental Fees Waiver	Change in Rental Revenue
Base Lease				Total	Total	Difference
Time Period	\$/RSF/MO	\$/MONTH		Annual Rent	Annual Rent	Annual Rent
Months 1 - 10	No Rent	No Rent				No Change
Year 1	\$1.75 / RSF	\$6,300	plus NNN	\$ 75,600	\$ 25,200	\$ (50,400)
Year 2	\$2.50 / RSF	\$9,000	plus NNN	\$ 108,000	\$ 108,000	No Change
Year 3	\$2.58 / RSF	\$9,270	plus NNN	\$ 111,240	\$ 111,240	No Change
Year 4	\$2.65 / RSF	\$9,548	plus NNN	\$ 114,577	\$ 114,577	No Change
Year 5	\$2.73 / RSF	\$9,835	plus NNN	\$ 118,015	\$ 118,015	No Change
Year 6	\$2.81 / RSF	\$10,130	plus NNN	\$ 121,555	\$ 121,555	No Change
Year 7	\$2.90 / RSF	\$10,433	plus NNN	\$ 125,202	\$ 125,202	No Change
Year 8	\$2.99 / RSF	\$10,746	plus NNN	\$ 128,958	\$ 128,958	No Change
Year 9	\$3.07 / RSF	\$11,069	plus NNN	\$ 132,826	\$ 132,826	No Change
Year 10	\$3.17 / RSF	\$11,401	plus NNN	\$ 136,811	\$ 136,811	No Change
Year 11	\$3.26 / RSF	\$11,743	plus NNN	\$ 140,916	\$ 140,916	No Change
Year 12	\$3.36 / RSF	\$12,095	plus NNN	\$ 145,143	\$ 145,143	No Change
Year 13	\$3.46 / RSF	\$12,458	plus NNN	\$ 149,497	\$ 149,497	No Change
Year 14	\$3.56 / RSF	\$12,832	plus NNN	\$ 153,982	\$ 153,982	No Change
Year 15	\$3.67 / RSF	\$13,217	plus NNN	\$ 158,602	\$ 158,602	No Change
Year 16	\$3.78 / RSF	\$13,613	plus NNN	\$ 163,360	\$ 163,360	No Change
Year 17	\$3.89 / RSF	\$14,022	plus NNN	\$ 168,260	\$ 168,260	No Change
Year 18	\$4.01 / RSF	\$14,442	plus NNN	\$ 173,308	\$ 173,308	No Change
Year 19	\$4.13 / RSF	\$14,876	plus NNN	\$ 178,508	\$ 178,508	No Change
Year 20	\$4.26 / RSF	\$15,322	plus NNN	\$ 183,863	\$ 183,863	No Change
			TOTAL	\$ 2,788,222	\$ 2,737,822	\$ (50,400)
Patio						Difference
Time Period	\$/RSF/MO	\$/MONTH				Annual Rent
Months 1 - 10	No Rent	No Rent				
Year 1	\$0.88 / RSF	\$0	plus NNN	\$ -	\$ -	No Change
Year 2	\$1.25 / RSF	\$0	plus NNN	\$ -	\$ -	No Change
Year 3	\$1.29 / RSF	\$0	plus NNN	\$ -	\$ -	No Change
Year 4	\$1.33 / RSF	\$0	plus NNN	\$ -	\$ -	No Change
Year 5	\$1.37 / RSF	\$0	plus NNN	\$ -	\$ -	No Change
Year 6	\$1.41 / RSF	\$0	plus NNN	\$ -	\$ -	No Change
Year 7	\$1.45 / RSF	\$0	plus NNN	\$ -	\$ -	No Change
Year 8	\$1.49 / RSF	\$0	plus NNN	\$ -	\$ -	No Change
Year 9	\$1.54 / RSF	\$0	plus NNN	\$ -	\$ -	No Change
Year 10	\$1.58 / RSF	\$0	plus NNN	\$ -	\$ -	No Change
Year 11	\$1.63 / RSF	\$326	plus NNN	\$ 3,914	\$ 3,914	No Change
Year 12	\$1.68 / RSF	\$336	plus NNN	\$ 4,032	\$ 4,032	No Change
Year 13	\$1.73 / RSF	\$346	plus NNN	\$ 4,153	\$ 4,153	No Change
Year 14	\$1.78 / RSF	\$356	plus NNN	\$ 4,277	\$ 4,277	No Change
Year 15	\$1.84 / RSF	\$367	plus NNN	\$ 4,406	\$ 4,406	No Change
Year 16	\$1.89 / RSF	\$378	plus NNN	\$ 4,538	\$ 4,538	No Change
Year 17	\$1.95 / RSF	\$389	plus NNN	\$ 4,674	\$ 4,674	No Change
Year 18	\$2.01 / RSF	\$401	plus NNN	\$ 4,814	\$ 4,814	No Change
Year 19	\$2.07 / RSF	\$413	plus NNN	\$ 4,959	\$ 4,959	No Change
Year 20	\$2.13 / RSF	\$426	plus NNN	\$ 5,107	\$ 5,107	No Change
			TOTAL	\$ 44,873	\$ 44,873	No Change
Storage in Garage						Difference
Time Period	\$/RSF/MO	\$/MONTH				Annual Rent
Months 1 - 10	No Rent	No Rent				
Year 1	\$0.88 / RSF	\$350	plus NNN	\$ 4,200	\$ 1,400	\$ 2,800
Year 2	\$1.25 / RSF	\$500	plus NNN	\$ 6,000	\$ 6,000	\$ -
Year 3	\$1.29 / RSF	\$515	plus NNN	\$ 6,180	\$ 6,180	\$ -
Year 4	\$1.33 / RSF	\$530	plus NNN	\$ 6,365	\$ 6,365	\$ -
Year 5	\$1.37 / RSF	\$546	plus NNN	\$ 6,556	\$ 6,556	\$ -
Year 6	\$1.41 / RSF	\$563	plus NNN	\$ 6,753	\$ 6,753	\$ -
Year 7	\$1.45 / RSF	\$580	plus NNN	\$ 6,956	\$ 6,956	\$ -
Year 8	\$1.49 / RSF	\$597	plus NNN	\$ 7,164	\$ 7,164	\$ -
Year 9	\$1.54 / RSF	\$615	plus NNN	\$ 7,379	\$ 7,379	\$ -
Year 10	\$1.58 / RSF	\$633	plus NNN	\$ 7,601	\$ 7,601	\$ -
Year 11	\$1.63 / RSF	\$652	plus NNN	\$ 7,829	\$ 7,829	\$ -
Year 12	\$1.68 / RSF	\$672	plus NNN	\$ 8,063	\$ 8,063	\$ -
Year 13	\$1.73 / RSF	\$692	plus NNN	\$ 8,305	\$ 8,305	\$ -
Year 14	\$1.78 / RSF	\$713	plus NNN	\$ 8,555	\$ 8,555	\$ -
Year 15	\$1.84 / RSF	\$734	plus NNN	\$ 8,811	\$ 8,811	\$ -
Year 16	\$1.89 / RSF	\$756	plus NNN	\$ 9,076	\$ 9,076	\$ -
Year 17	\$1.95 / RSF	\$779	plus NNN	\$ 9,348	\$ 9,348	\$ -
Year 18	\$2.01 / RSF	\$802	plus NNN	\$ 9,628	\$ 9,628	\$ -
Year 19	\$2.07 / RSF	\$826	plus NNN	\$ 9,917	\$ 9,917	\$ -
Year 20	\$2.13 / RSF	\$851	plus NNN	\$ 10,215	\$ 10,215	\$ -
				\$ 154,901	\$ 152,101	\$ (2,800)
Total Rental Income			TOTAL	\$ 2,987,996	\$ 2,934,796	\$ (53,200)