

NAUTICAL LANDINGS OFFICE BUILDING LEASES: SEPTEMBER 2024

Suite 1D	PL Plumbing	268 sf	Proposed NEW LEASE RATE			
Rent:	\$	0.83 /sf	\$	222.22	1.25 /sf	\$ 335.00
Trash Service			\$	30.00		\$ 30.00
Janitorial:			\$	110.00		\$ 140.00
Subtotal rent			\$	362.22		\$ 505.00
Water/Sewer/GBRA fee			\$	25.00		\$ 25.00
Elect:	\$	0.44 /sf	\$	118.10		\$ 160.00
TOTAL	\$	1.89 /sf	\$	505.32	\$ 2.57	\$ 690.00 \$ 184.68 increase

Suite 1E/F	ALLIED	320 sf
Rent:	\$	1.250 /sf \$ 400.00
Trash service		\$ 30.00
Janitorial:		\$ 110.00
Subtotal rent		\$ 540.00
Water/Sewer/GBRA fee		\$ 25.00
Elect:	\$	0.450 /sf \$ 145.00
TOTAL	\$	2.219 /sf \$ 710.00

With OCT 1 MCI increase ...
 \$ 550.80
 \$ 26.58
\$154.19
\$ 731.57 \$ 21.57 increase
 \$ 2.29 /sf

Suite 2	Spiretek	1440 sf
Rent:	\$	1.250 /sf \$ 1,800.00
Trash Service:		\$ 30.00
Restrooms /breakroom Janitorial:		\$ 110.00
Subtotal Rent:	\$	1.35 \$ 1,940.00
Water/sewer/GBRA fee		\$ 30.00
Elect:	\$	0.167 /sf \$ 240.00
TOTAL	\$	1.53 \$ 2,210.00

With OCT 1 MCI increase ...
 \$ 1,978.80
 \$31.90
\$329.00
\$2,339.70 \$129.70 increase

* increase on Oct 1 per MCI

Suite 3	Edward Jones	1055 sf
Rent:	\$	1.120 /sf \$ 1,181.11
Elect:	\$	0.176 /sf \$ 186.20
Water/sewer/GBRA:		\$ 31.15
TOTAL	\$	1.33 \$ 1,398.46

4% annual increase for Yr 2 thru 5

Suite 4	SMM	622 sf	Proposed NEW LEASE RATE			
Rent:	\$	0.939 /sf	\$	583.86	1.25 /sf	\$ 777.50
Trash Service:						\$ 30.00
			\$	1.30 /sf	\$ 807.50	
					\$ (122.00)	15% discount
			\$	1.10 /sf	\$ 685.50	
Elect:	\$	0.130 /sf	\$	81.13	\$ 0.18 /sf	\$ 110.00
Water/sewer/GBRA:			\$	28.14		\$ 50.00
TOTAL	\$	1.11	\$	693.13	\$ 1.36 /sf	\$ 845.50 \$ 152.37 increase

Suite 5	Bay Ltd	1160 sf	Proposed NEW LEASE RATE			
Rent:	\$	1.187 /sf	\$	1,376.91	1.25 /sf	\$ 1,450.00
Trash Service:						\$ 30.00
Subtotal Rent:			\$	1.28	\$ 1,480.00	
Elect:	\$	0.193 /sf	\$	224.39	\$ 0.21 /sf	\$ 240.00
Water/sewer/GBRA fee:			\$	28.14		\$ 50.00
TOTAL	\$	1.40 /sf	\$	1,629.44	\$ 1.53 /sf	\$ 1,770.00 \$ 140.56 increase

Avg Elect. North end:	\$761				\$ 865.20	
Avg Elect. South end:	\$333				\$ 305.00	\$ (28.00)

Avg water/sewer North end:	\$204			\$ 117.43	\$ (86.47) (Dayroom)
Avg water/sewer South end:	\$76			\$ 80.00	\$ 4.00

Janitorial south end \$340+ 75/month = \$ 415.00 \$ 138.33

Janitorial Day Room (Marina) \$280+65/month \$ 345.00

Gexa electric cost rate increase			current rate	current rate		
Trash	monthly	divided by 9	0.04586	0.06287	1.371	
	\$270	\$30.00				
6 tenants			Water	\$ 27.18	\$ 29.15	1.072479765
Day room			GBRA	\$ 11.46	\$ 13.65	1.191099476
Jim's office			Sewer	\$ 27.02	\$ 27.02	=
Other				\$ 65.66	\$ 69.82	1.063

These increases if implemented will result in an increase of \$ 628.88 per month = \$ 7,546.58 annual