





ILT College Station - Lease Analysis

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	College Station Police Department						College Station Police Department						College Station Police Department										
ADDRESS						2611 Texas Avenue S., College Station, TX						2611 Texas Avenue S., College Station, TX											
PROPOSAL						March 17, 2020						April 3, 2020						April 6, 2020					
BUILDING OWNER						The City of College Station						The City of College Station						The City of College Station					
PROPOSED PREMISE						Leasable Area - 28,949 RSF						Leasable Area - 28,949 RSF						Leasable Area - 28,949 RSF					
PREMISE SIZE						28,949						28,949						28,949					
COMMENCEMENT DATE						July 1, 2020						August 1, 2020						August 1, 2020					
EXPIRATION DATE						June 30, 2023						September 30, 2023						September 30, 2023					
BASE RENTAL RATE						36 Month Lease Term						38 Month Lease Term						38 Month Lease Term					
						Months	Rate PSF	Gross Rate	Base Monthly	Monthly Gross	Annual	Months	Rate PSF	Gross Rate	Base Monthly	Monthly Gross	Annual	Months	Rate PSF	Gross Rate	Base Monthly	Monthly Gross	Annual
						12	\$15.00	\$15.00	\$36,186.25	\$36,186.25	\$434,235.00	2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						12	\$15.00	\$15.00	\$36,186.25	\$36,186.25	\$434,235.00	12	\$12.00	\$12.00	\$28,949.00	\$28,949.00	\$347,388.00	12	\$11.50	\$11.50	\$27,742.79	\$27,742.79	\$332,913.50
						12	\$15.00	\$15.00	\$36,186.25	\$36,186.25	\$434,235.00	12	\$12.50	\$12.50	\$30,155.21	\$30,155.21	\$361,862.50	12	\$12.00	\$12.00	\$28,949.00	\$28,949.00	\$347,388.00
						12	\$13.00	\$13.00	\$31,361.42	\$31,361.42	\$376,337.00	12	\$12.50	\$12.50	\$30,155.21	\$30,155.21	\$361,862.50						
TOTALS						36	NET EFFECTIVE:	\$15.00	TOTAL LEASE VALUE:		\$1,302,705.00	38	NET EFFECTIVE:	\$11.84	TOTAL LEASE VALUE:		\$1,085,587.50	38	NET EFFECTIVE:	\$11.37	TOTAL LEASE VALUE:		\$1,042,164.00
RENT ESCALATIONS						Not Applicable						\$0.50						\$0.50					
UTILITIES						\$2.81						\$2.81						\$2.81					
FREE RENT						Zero (0) Months						Two (2) months						Two (2) months					
BASE YEAR						2020*						2020*						2020*					
EXPENSES						In addition to Base Rent, Tenant shall pay all of the property insurance and common area maintenance expenses.						In addition to Base Rent, Tenant shall pay all of the property insurance and common area maintenance expenses.						In addition to Base Rent, Tenant shall pay all of the property insurance and common area maintenance expenses.					
TENANT IMPROVEMENTS						Per SF: \$0.00		Total Allowance		\$0.00		Per SF: \$0.00		Total Allowance		\$0.00		Per SF: \$0.00		Total Allowance		\$0.00	

TI NOTES	Any improvements to the Premise shall be at Tenant's sole cost and expense and require LL approval.	Any improvements to the Premise shall be at Tenant's sole cost and expense and require LL approval.	Any improvements to the Premise shall be at Tenant's sole cost and expense and require LL approval.
EARLY ACCESS	Not previously addressed	Minimum of thirty (30) days prior access to the space without charge in order to install all furniture, fixtures, telephone/computer equipment, cabling, and other make ready work	Minimum of thirty (30) days prior access to the space without charge in order to install all furniture, fixtures, telephone/computer equipment, cabling, and other make ready work
RENEWAL OPTION	Two (2) options to renew the lease for a period of One (1) year at the then prevailing market rate.	Two (2) options to renew the lease for a period of One (1) year at the then prevailing market rate.	Two (2) options to renew the lease for a period of One (1) year at the then prevailing market rate.
FURNITURE	Tenant may purchase from Landlord all existing furniture, fixtures and equipment for \$30,000.	Tenant may purchase from Landlord all existing furniture, fixtures and equipment.\$15,000	Tenant may purchase from Landlord all existing furniture, fixtures and equipment at no cost to Tenant.
PARKING	Exclusive use of the parking facility depicted in Exhibit A.	Exclusive use of the parking facility depicted in Exhibit A.	Exclusive use of the parking facility depicted in Exhibit A.
SIGNAGE	At Tenant's expense shall be responsible for any desired building fascia or monument signage.	At Tenant's expense shall be responsible for any desired building fascia or monument signage.	At Tenant's expense shall be responsible for any desired building fascia or monument signage.
SPACE PLANNING		Tenant shall have the right to engage a space planner of its choice relative to the preparation of preliminary design for the Premises	Tenant shall have the right to engage a space planner of its choice relative to the preparation of preliminary design for the Premises
SECURITY DEPOSIT	Tenant shall pay at lease execution amount equal to the last month's base rent.	Tenant shall pay at lease execution amount equal to the last month's base rent.	Tenant shall pay at lease execution amount equal to the last month's base rent.