

COA Senior Center
Mill and Main Offer
Offer Date

19-Jul-21

costs

<i>months</i>	<i>rent</i>	<i>electric</i>	<i>insurance</i>	<i>total</i>	<i>notes</i>	<i>Rent per foot</i>	<i>square footage</i>	<i>electric off</i>	<i>electricity per</i>	<i>Monthly</i>
thru 6	\$ -	\$ 5,250		\$ 5,250		\$ -	6000	\$ 1.75	\$ 5,250.00	\$ 875.00
thru 18	\$ 117,000	\$ 10,500		\$ 127,500	\$19.50/RSF plus electric on 6k RSF	\$ 19.50	6000	\$ 1.75	\$ 10,500.00	\$ 875.00
thru 30	\$ 120,000	\$ 10,500		\$ 130,500	\$20.00/RSF plus electric on 6k RSF	\$ 20.00	6000	\$ 1.75	\$ 10,500.00	\$ 875.00
thru 42	\$ 123,000	\$ 10,500		\$ 133,500	\$20.50/RSF plus electric on 6k RSF	\$ 20.50	6000	\$ 1.75	\$ 10,500.00	\$ 875.00
thru 54	\$ 206,745	\$ 17,229		\$ 223,974	\$21.00/RSF plus electric on 9,845 RSF	\$ 21.00	9845	\$ 1.75	\$ 17,228.75	\$ 1,435.73
thru 66	\$ 211,668	\$ 17,229		\$ 228,896	\$21.50/RSF plus electric on 9,845 RSF	\$ 21.50	9845	\$ 1.75	\$ 17,228.75	\$ 1,435.73
Total				\$ 849,620						

Rent + Electricity	per FY		FY23	FY24	FY25	FY26		FY27					
	FY22												
July	\$	-	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$	19,075	
Aug		-	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$	19,075	
Sep	\$	875	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$	19,075	
Oct	\$	875	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$	19,075	
Nov	\$	875	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$	19,075	
Dec	\$	875	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$	19,075	
Jan	\$	875	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$	19,075	
Feb	\$	875	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$	19,075	
Mar	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$			19,075	
Apr	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$			19,075	
May	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$			19,075	
Jun	\$	10,625	\$	10,875	\$	11,125	\$	18,664	\$			19,075	
Total	\$	47,750	\$	128,500	\$	131,500	\$	163,658	\$		225,615	\$	152,598
insurance													
comcast (phone/cable)	\$	2,300	\$	2,760	\$	2,760	\$	2,760	\$		2,760	\$	2,760
Drive Tech?	\$	1,200	\$	-	\$	-	\$	-	\$		-	\$	-
supplies													
custodian													
Programming expansion	\$	8,667	\$	26,000	\$	35,000	\$	40,000	\$		45,000	\$	50,000
Moving													
Other Costs?													
total	\$	59,917	\$	157,260	\$	169,260	\$	206,418	\$		273,375	\$	205,358
Current facility cost?	\$	6,800	\$	6,800	\$	6,800	\$	6,800	\$		6,800	\$	6,800
difference?	\$	53,117	\$	150,460	\$	162,460	\$	199,618	\$		266,575	\$	198,558

From J Tambone (7/23/21): As it relates to Tenant Improvements, there are no additional costs unless COA build out exceeds the Landlord funded tenant improvement allowance of \$98,450.