

# Proposal Summary Tenant Perspective

## 5101-5145 Ming Ave - Colonial Square

Bakersfield, CA 93309

DEAL: Tenant Not Disclosed | Floor 1 - Suite 5145

MODEL: Lease Proposal



### LEASE TERMS

Lease Start:	1/1/2023	Percent Rent:	None
Lease End:	12/31/2027	Free Rent:	None
Term:	5 Years	Service Type:	Triple Net (NNN)
Starting Rent:	\$19.80 / RSF	Operating Exp:	\$8.12 / RSF (6% Inflation)
Rent Increases:	5% Annual Steps	Improvements:	None

### KEY METRICS

	RSF
Proposal Effective Rent / Yr:	\$31.04
Concessions Value:	\$0.00

### CASH FLOW METRICS

	Total	RSF
Present Value (1/1/2023 @ 0%):	\$364,985	
Total Cash Flow:	\$364,985	
Average Cash Flow / Yr:	\$72,997	\$31.04
Year 1 Monthly Rent:	\$5,472	\$2.33
Year 1 Cash Flow:	\$65,668	\$27.92

### SPACE DETAILS

Use:	Retail
Floor / Suite:	1 / 5145
Rentable SF:	2,352

### CASH FLOW

	2023		2024		2025		2026		2027		Total
	\$	\$ / RSF	\$	\$ / RSF	\$	\$ / RSF	\$	\$ / RSF	\$	\$ / RSF	
Base Rent	46,570	19.80	48,898	20.79	51,343	21.83	53,910	22.92	56,606	24.07	257,326
<b>Total Base Rent</b>	<b>46,570</b>	<b>19.80</b>	<b>48,898</b>	<b>20.79</b>	<b>51,343</b>	<b>21.83</b>	<b>53,910</b>	<b>22.92</b>	<b>56,606</b>	<b>24.07</b>	<b>257,326</b>
Recoveries	19,098	8.12	20,244	8.61	21,459	9.12	22,746	9.67	24,111	10.25	107,659
<b>Total Rent</b>	<b>65,668</b>	<b>27.92</b>	<b>69,142</b>	<b>29.40</b>	<b>72,802</b>	<b>30.95</b>	<b>76,656</b>	<b>32.59</b>	<b>80,717</b>	<b>34.32</b>	<b>364,985</b>
<b>Cash Flow</b>	<b>65,668</b>	<b>27.92</b>	<b>69,142</b>	<b>29.40</b>	<b>72,802</b>	<b>30.95</b>	<b>76,656</b>	<b>32.59</b>	<b>80,717</b>	<b>34.32</b>	<b>364,985</b>
<b>Cumulative Cash Flow</b>	<b>65,668</b>	<b>27.92</b>	<b>134,810</b>	<b>57.32</b>	<b>207,612</b>	<b>88.27</b>	<b>284,268</b>	<b>120.86</b>	<b>364,985</b>	<b>155.18</b>	<b>364,985</b>

The analysis contained herein is based on assumptions and estimates which have not been (or cannot be) independently verified and are subject to change. No representation or warranty is made as to the accuracy or completeness of the analysis and all information herein is provided as is. The analysis herein should not be construed as investment, tax or legal advice.



12/21/2022

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# Proposal Summary Tenant Perspective

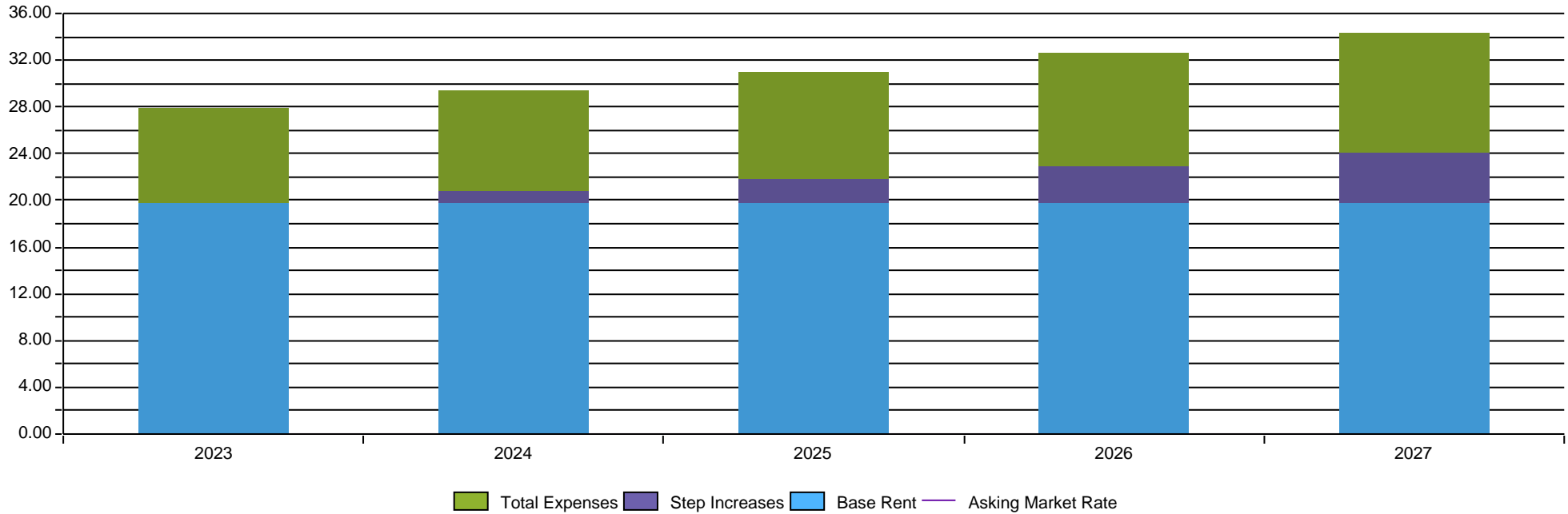
## 5101-5145 Ming Ave - Colonial Square

Bakersfield, CA 93309

DEAL: Tenant Not Disclosed | Floor 1 - Suite 5145

MODEL: Lease Proposal

### Total Base Rent + Other Expenses (\$ / RSF)



### COMMENTS

Space is available January 1, 2023

### OPTIONS

#### Renewal

Term:	60
NumberOptions:	1
Date:	1/1/2028

### DEAL DETAILS

#### General Comments

Triple Nets (NNN) include prorata share (5.70%) of real property taxes, real property insurance, and common area maintenance (CAMs). Budgeted at 67 cents / RSF per month x 2,352 RSF.

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# Proposal Cash Flow Tenant Perspective

## 5101-5145 Ming Ave - Colonial Square

Bakersfield, CA 93309

DEAL: Tenant Not Disclosed | Floor 1 - Suite 5145

MODEL: Lease Proposal



### SPACE DETAILS

Use:	<b>Retail</b>
Floor / Suite:	<b>1 / 5145</b>
Rentable SF:	<b>2,352</b>

### LEASE TERMS

Lease Start:	<b>1/1/2023</b>	Percent Rent:	<b>None</b>
Lease End:	<b>12/31/2027</b>	Free Rent:	<b>None</b>
Term:	<b>5 Years</b>	Service Type:	<b>Triple Net (NNN)</b>
Starting Rent:	<b>\$19.80 / RSF</b>	Operating Exp:	<b>\$8.12 / RSF (6% Inflation)</b>
Rent Increases:	<b>5% Annual Steps</b>	Improvements:	<b>None</b>

	2023		2024		2025		2026		2027		Total
	\$	\$/RSF	\$	\$/RSF	\$	\$/RSF	\$	\$/RSF	\$	\$/RSF	
Base Rent & Escalations	46,570	19.80	48,898	20.79	51,343	21.83	53,910	22.92	56,606	24.07	257,326
<b>Total Base Rent</b>	<b>46,570</b>	<b>19.80</b>	<b>48,898</b>	<b>20.79</b>	<b>51,343</b>	<b>21.83</b>	<b>53,910</b>	<b>22.92</b>	<b>56,606</b>	<b>24.07</b>	<b>257,326</b>
Real Estate Taxes	7,150	3.04	7,579	3.22	8,034	3.42	8,516	3.62	9,027	3.84	40,306
Insurance	894	0.38	947	0.40	1,004	0.43	1,064	0.45	1,128	0.48	5,038
Other Utilities	3,951	1.68	4,188	1.78	4,440	1.89	4,706	2.00	4,989	2.12	22,274
CAM (Common Area Maint.)	7,103	3.02	7,529	3.20	7,981	3.39	8,460	3.60	8,967	3.81	40,040
<b>Total Recoveries</b>	<b>19,098</b>	<b>8.12</b>	<b>20,244</b>	<b>8.61</b>	<b>21,459</b>	<b>9.12</b>	<b>22,746</b>	<b>9.67</b>	<b>24,111</b>	<b>10.25</b>	<b>107,659</b>
<b>Total Rent</b>	<b>65,668</b>	<b>27.92</b>	<b>69,142</b>	<b>29.40</b>	<b>72,802</b>	<b>30.95</b>	<b>76,656</b>	<b>32.59</b>	<b>80,717</b>	<b>34.32</b>	<b>364,985</b>
<b>Cash Flow</b>	<b>65,668</b>	<b>27.92</b>	<b>69,142</b>	<b>29.40</b>	<b>72,802</b>	<b>30.95</b>	<b>76,656</b>	<b>32.59</b>	<b>80,717</b>	<b>34.32</b>	<b>364,985</b>
<b>Cash Flow / RSF</b>	<b>28</b>		<b>29</b>		<b>31</b>		<b>33</b>		<b>34</b>		<b>364,985</b>
<b>Cumulative Cash Flow</b>	<b>65,668</b>	<b>27.92</b>	<b>134,810</b>	<b>57.32</b>	<b>207,612</b>	<b>88.27</b>	<b>284,268</b>	<b>120.86</b>	<b>364,985</b>	<b>155.18</b>	<b>364,985</b>

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# Recovery Audit Tenant Perspective

**5101-5145 Ming Ave - Colonial Square**  
Bakersfield, CA 93309



DEAL: Tenant Not Disclosed | Floor 1 - Suite 5145  
MODEL: Lease Proposal

	2023	2024	2025	2026	2027
Real Estate Taxes	3.04	3.22	3.42	3.62	3.84
Insurance	0.38	0.40	0.43	0.45	0.48
Other Utilities	1.68	1.78	1.89	2.00	2.12
CAM (Common Area Maint.)	3.02	3.20	3.39	3.60	3.81
<b>Total Expenses</b>	<b>8.12</b>	<b>8.61</b>	<b>9.12</b>	<b>9.67</b>	<b>10.25</b>
Occupancy %	100.00%	100.00%	100.00%	100.00%	100.00%
Real Estate Taxes	7,150	7,579	8,034	8,516	9,027
Insurance	894	947	1,004	1,064	1,128
Other Utilities	3,951	4,188	4,440	4,706	4,989
CAM (Common Area Maint.)	7,103	7,529	7,981	8,460	8,967
<b>Total Expenses</b>	<b>19,098</b>	<b>20,244</b>	<b>21,459</b>	<b>22,746</b>	<b>24,111</b>
Allocation %	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Recovery Amount</b>	<b>19,098</b>	<b>20,244</b>	<b>21,459</b>	<b>22,746</b>	<b>24,111</b>
OpExp Allocation:					
Real Estate Taxes	7,150	7,579	8,034	8,516	9,027
Insurance	894	947	1,004	1,064	1,128
Other Utilities	3,951	4,188	4,440	4,706	4,989
CAM (Common Area Maint.)	7,103	7,529	7,981	8,460	8,967
<b>Total</b>	<b>19,098</b>	<b>20,244</b>	<b>21,459</b>	<b>22,746</b>	<b>24,111</b>

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