



Lease Comparison
 Oakland County Medical Society (OCMS)
 12/17/20

Location	30700 Telegraph - Suite 2650	30700 Telegraph - Suite 3445	30400 Telegraph - Suite 357	3250 Big Beaver - Suite 518
Size - SF	1,469	1,070	997	1,306
Base Rent - Year 1	\$15.50	\$15.50	\$16.00	\$15.95
Base Rent - Year 2	\$16.00	\$16.00	\$16.50	\$16.45
Base Rent - Year 3	\$16.50	\$16.50	\$17.00	\$16.95
Base Rent - Year 4	\$17.00	\$17.00	\$17.50	\$17.45
Base Rent - Year 5	\$17.50	\$17.50	\$18.00	\$17.95
Operating Expenses	\$1.25	\$1.25	\$1.25	\$1.25
Year 1 Monthly Rent	\$2,050.48	\$1,493.54	\$1,433.19	\$1,871.93
Avg. Monthly Rent	\$2,172.90	\$1,582.71	\$1,516.27	\$1,980.77
Total Gross Rent	\$130,374	\$94,963	\$90,976	\$118,846
Months of Free Rent	5	5	5	3
Months of Free Op. Exp.	0	0	0	0
Total Free Rent + Op. Exp.	\$9,487	\$6,910	\$6,647	\$5,208
Estimated Build Out per SF	\$0	\$0	\$0	\$0
Landlord TI per SF	\$10	\$10	\$10	\$15
Landlord TI Allowance	\$14,690	\$10,700	\$9,970	\$19,590
Tenant TI Contribution	\$0	\$0	\$0	\$0
Total Interest on Tenant TI	\$0	\$0	\$0	\$0
Total Cost of First 12 months*	\$15,118	\$11,012	\$10,552	\$17,256
Total Cost of Deal**	\$130,374	\$94,963	\$90,976	\$118,846

* Calculates 12 months of year-one rent less free rent plus monthly loan payments for the first 12 months

** Calculates the total cost of the lease plus the cost of the tenant's TI contribution and loan required to finish out the space completely.