



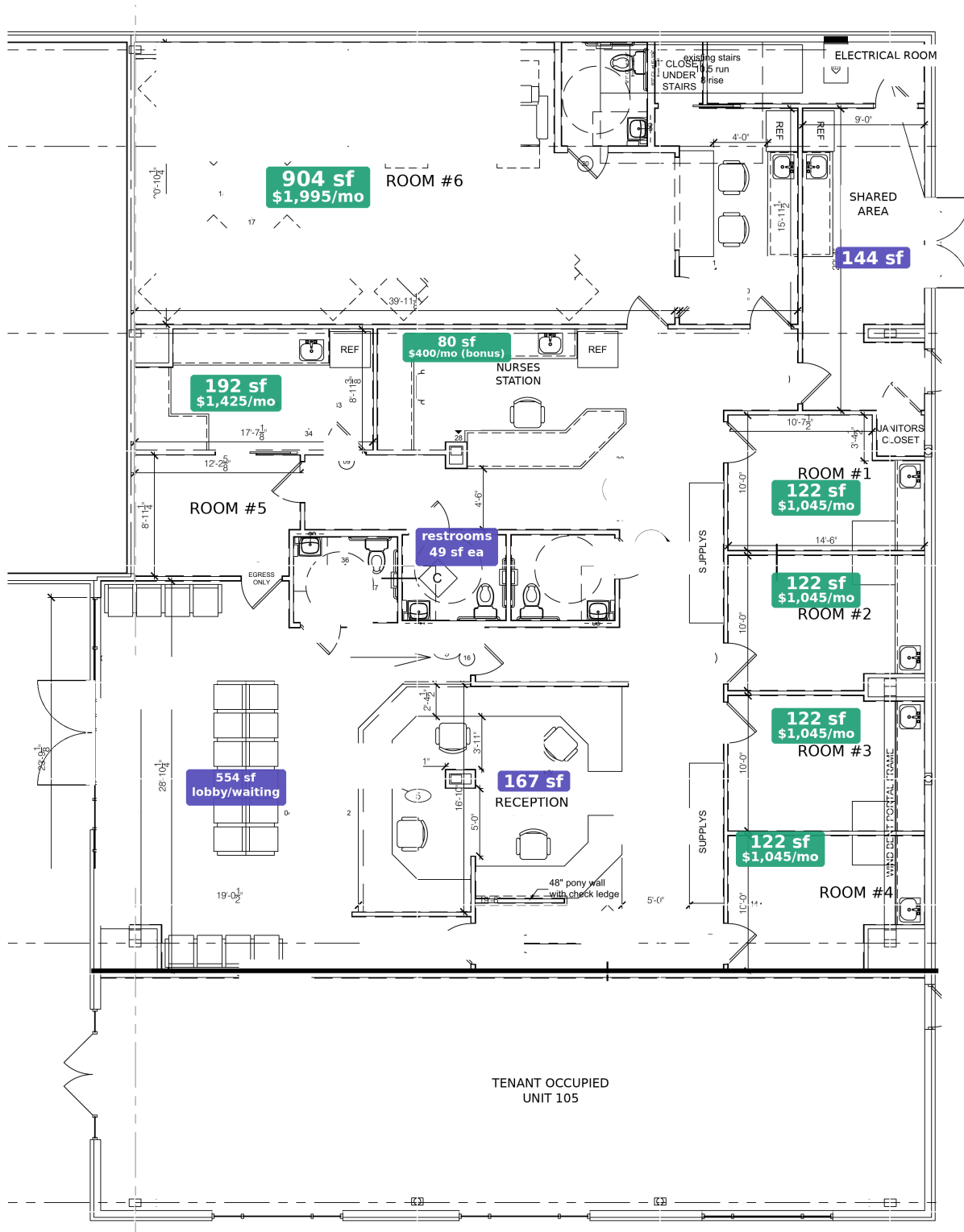
Santa Fe Plaza (Shared Space)

1915 S. Zapata Hwy, Unit 104, Laredo, TX 78046

Owner: Blazac Enterprises, LLC

2438 Monarch Dr. Ste. A300 #346, Laredo, TX 78045

FLOOR PLAN WITH ROOM SQUARE FOOTAGE



● Rentable space

● Shared / support space

Total rentable build-out: 3,700 sf | Unit 105 (tenant occupied): 1,114 sf

Raul Ugalde, Property Manager

956-999-5298 | joemanproperties@yahoo.com



Rent Schedule — Available Rentable Space

Santa Fe Plaza (Shared Space), Unit 104 — 1915 S. Zapata Hwy, Laredo, TX 78046
Rates vary by room — based on effective rentable sf (private + allocated shared area).

Room	Private (sf)	Shared (sf)	Effective (sf)	Monthly rent	Annual rent	Eff. \$/sf (mo yr)
Room #1	122.0	168.7	290.7	\$1,045.00	\$12,540.00	\$3.59 \$43.14
Room #2	122.0	168.7	290.7	\$1,045.00	\$12,540.00	\$3.59 \$43.14
Room #3	122.0	168.7	290.7	\$1,045.00	\$12,540.00	\$3.59 \$43.14
Room #4	122.0	168.7	290.7	\$1,045.00	\$12,540.00	\$3.59 \$43.14
Room #5	192.0	168.7	360.7	\$1,425.00	\$17,100.00	\$3.95 \$47.41
Room #6	904.0	168.7	1,072.7	\$1,995.00	\$23,940.00	\$1.86 \$22.32
Total	1,584.0	1,012.2	2,596.2	\$7,600.00	\$91,200.00	\$2.93 \$35.13
Nurses Station*	80.0	—	80.0	\$400.00	\$4,800.00	\$5.00 \$60.00
Grand Total	1,664.0	1,012.2	2,676.2	\$8,000.00	\$96,000.00	\$2.99 \$35.87

Shared (sf): a 1,012 sf shared-space pool (lobby, reception, shared area, 3 restrooms) is split equally among the 6 rooms (168.7 sf each), since every tenant uses these shared areas the same regardless of room size.

Room 6's private sf (904) includes 1 adjacent restroom stall (49 sf). Effective (sf) = Private + Shared. Unit 105 (1,114 sf) is tenant occupied and excluded.

** Room rents reduced proportionally so the Grand Total (incl. Nurses Station bonus space) equals \$8,000/mo.*

Building Area Summary — Unit 104

Space	Square feet
Rentable rooms (Room #1–#6, incl. Room #6 restroom)	1,584 sf
Shared space (lobby, reception, shared area, 3 restrooms)	1,012 sf
Nurses Station (bonus/optional space)	80 sf
Hallways / circulation	988 sf
Total (Unit 104, gross)	3,664 sf

Plus Unit 105 (tenant occupied): 1,114 sf — Building total: 4,814 sf

The 1,012 sf shared-space pool used above matches the Rent Schedule's "Shared (sf)" allocation pool exactly.



Proration Rates by Room

Santa Fe Plaza (Shared Space), Unit 104 — 1915 S. Zapata Hwy, Laredo, TX 78046
Use daily rate × number of days occupied in the partial month to calculate prorated rent.

Room	Monthly rent	Daily rate (365-day basis)	Daily rate (30-day basis)
Room #1	\$1,045.00	\$34.36/day	\$34.83/day
Room #2	\$1,045.00	\$34.36/day	\$34.83/day
Room #3	\$1,045.00	\$34.36/day	\$34.83/day
Room #4	\$1,045.00	\$34.36/day	\$34.83/day
Room #5	\$1,425.00	\$46.85/day	\$47.50/day
Room #6	\$1,995.00	\$65.59/day	\$66.50/day

365-day basis: annual rent ÷ 365 — most common method, accounts for actual month length.

30-day basis: monthly rent ÷ 30 — simplified flat method some leases use instead.

Example: Room #1 move-in on the 15th of a 30-day month = 16 days × \$34.83/day (30-day basis) = \$557.33 prorated rent.