

Projected Annual OPEX & NNN 1255 Industrial

Building #1 (4,400) SQFT

Categories	Cost
Electrical \$	7,151.44
Maintenance \$	1,209.12
Taxes \$	1,969.44
Insurance \$	4,200.03
Total Projected NNN and OPEX BLDG #1 \$	14,530.03

Building #2 (3,100) SQFT

Categories	Cost
Electrical \$	3,720.00
Maintenance \$	851.88
Taxes \$	1,387.56
Insurance \$	2,959.11
Total Projected NNN and OPEX BLDG #2 \$	8,918.55

Combined BLDG#1 AND #2 (7,500) SQFT

Categories	Cost
Electrical \$	10,871.44
Maintenance \$	2,061.00
Taxes \$	3,357.00
Insurance \$	7,159.14
Total NNNFor Both \$	23,448.58

Note: The projections for building #1 include running the HCAV and Lights during normal business hours while the projections for building #2 only include the lights.