

3457 McHenry Avenue	6/5/2023			
Triple Net Calculation	@ \$1.27 per sq ft (4264sq ft)			
Expense				Min. monthly
Gardener		bi-weekly	Bill monthly	\$160
Insurance (current)	\$6,586	annual	Divided by 12	\$548.83
Mgmt. Fee--Matel. 4%	\$216.61	monthly	Bill monthly	\$216.61
Parking Lot (\$3500/5 yrs.+?)	\$2,950.00	EVERY 5 YEARS	Total divided by 60	\$49.17
Property Tax (paid, 2 instalments)	\$6,124.00	div by 2 /year	Annual divided by 12	\$510.33
AC Maint.	\$350.00	div/2 a year	Annual divided by 12	\$29.17
Backflow Maint.	\$75.00	annual	Annual divided by 12	\$6.25
Fire Extinguisher Maint.	\$70.00	div by 2 /year	Annual divided by 12	\$5.83
Repair call	\$100.00	first visit	Paid by tenant if needed	
Utilities: electricity, water, garbage, alarm			Paid by tenant monthly	
			Minimum monthly NNN	\$1,526
			Base rent @4264 SQ FT X \$1.27	\$5,415.28
			Min. monthly total payment	\$6,941
			Per sq. ft. total cost	\$1.63