



WOLF PROPERTY MANAGEMENT

**Lease Terms For 903 N Austin Ave**

**Date:** October 4th, 2024

**Space:** 903 N Austin Ave, Georgetown, TX 78626

**Owner:** 806 E 13th LLC

**Leasing to:** N/A

**Applicant Information:**

N/A

**Lease Commencement:**

N/A

**Square Footage:**

1857 SqFt

**Price:**

Rent	\$32 per square foot
(NNN) Taxes	\$5.44
(NNN) Insurance	\$0.97
(NNN) Maintenance	\$0.19
First Year	38.60

Monthly Pmt. \$5,973.35

\*See NNN Calculations Breakdown (below);  
Insurance and property taxes are reconciled for actuals in November or December;  
maintenance is for drainage, parking & landscaping, and other as needed building items.

**Length:**

- 1) 3 year lease with 3% annual rent increases

<b>NNN Calculations Breakdown</b>
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**Taxes**

2024 Tax Bill	2025 Estimate (5% Increase)	Pro rata share	Per Foot Estimate
\$50,680.88	\$53,214.92	19.00%	\$5.44

**Insurance**

2024 Policy Rate	2025 Annual Total (5% Increase)	Pro rata share	Per foot Estimate
\$9,042.00	\$9,494.10	19.00%	\$0.97

**Maintenance**

Item	Annual Total	Pro rata share	Per foot estimate
City Drainage Tax	\$710.64	19.00%	\$0.07
Landscaping & Parking	\$1,200.00	19.00%	\$0.12
CAM Total			\$0.19

**Total NNN**

\$6.61