

For Restaurant / Retail Use

Est. Gross Revenue	\$700,000				\$1,000,000			
	Current sq. ft.		Expanding Deck		Current sq. ft.		Expanding Deck	
	Building	Bldg w/deck	800 Sq ft deck	1,200 sq. ft. deck	Building	Bldg w/deck	800 Sq ft deck	1,200 sq. ft. deck
Usable Square Footage	1,200	1,564	2,000	2,400	1,200	1,564	2,000	2,400
\$24,000 Annual Base Rent, Price / sq. ft.	\$20.00	\$15.35	\$12.00	\$10.00	\$20.00	\$15.35	\$12.00	\$10.00
4% of Gross Revenue	\$23.33	\$17.90	\$14.00	\$11.67	\$33.33	\$25.58	\$20.00	\$16.67
Total \$/sq ft	\$43.33	\$33.25	\$26.00	\$21.67	\$53.33	\$40.93	\$32.00	\$26.67
Rent	\$4,333.00	\$4,333.58	\$4,333.33	\$4,334.00	\$5,333.00	\$5,334.54	\$5,333.33	\$5,334.00
% of Revenue	7.43%	7.43%	7.43%	7.43%	6.40%	6.40%	6.40%	6.40%

sq. ft.	Total Sq. Ft
Building	1,200
Current Deck	365
Expanding Deck	800
Expanding Deck	1200
Current Sq. Footage	1565
Potential Sq. Footag	2400

Percent of Gross Revenue to be paid monthly
Percentage Rent 4% of Gross Revenue
\$24,000 Annual Base Rent

Examples

Month	Sales \$	Minimum Rent	Sum (Month Sales vs Minimum)	Base Rent \$20/sq ft based on 1,200 sq ft	Minimum Percentage for Rent	Total Base + Minimum	4% of gross sales above minimum	Banked rent premium / Month	Rent	Running Total Banked Rent
Jan	\$25,000	\$30,000	-\$5,000	\$2,000	\$1,200	\$3,200		-\$200	\$3,200	\$200.00
Feb	\$32,000	\$30,000	\$2,000	\$2,000	\$1,200	\$3,200	\$80.00	\$80	\$3,200	-\$120.00
March	\$29,000	\$30,000	-\$1,000	\$2,000	\$1,200	\$3,200		-\$40	\$3,160	-\$160.00
April	\$62,000	\$30,000	\$32,000	\$2,000	\$1,200	\$3,200	\$1,280.00	-\$160	\$4,320	\$0.00
May	\$45,000	\$30,000	\$15,000	\$2,000	\$1,200	\$3,200	\$600.00		\$3,800	\$0.00
June	\$28,000	\$30,000	-\$2,000	\$2,000	\$1,200	\$3,200		-\$80	\$3,200	-\$80.00
July	\$20,000	\$30,000	-\$10,000	\$2,000	\$1,200	\$3,200		-\$400	\$3,200	-\$480.00
August	\$25,000	\$30,000	-\$5,000	\$2,000	\$1,200	\$3,200		-\$200	\$3,200	-\$680.00
September	\$40,000	\$30,000	\$10,000	\$2,000	\$1,200	\$3,200	\$400.00	\$400	\$4,000	-\$280.00
October	\$10,000	\$30,000	-\$20,000	\$2,000	\$1,200	\$3,200		-\$800	\$3,200	-\$1,080.00
November	\$5,000	\$30,000	-\$25,000	\$2,000	\$1,200	\$3,200		-\$1,000	\$3,200	-\$2,080.00
December	\$15,000	\$30,000	-\$15,000	\$2,000	\$1,200	\$3,200		-\$600	\$720	-\$2,680.00
		\$336,000		\$360,000		\$3,200 - \$2680 = \$520		\$38,400		
Minimum Rent (The \$200 difference between \$720 & \$520 covers the minimum \$3,200/mo)										

Month	Sales \$	Minimum Rent	Sum (Month Sales vs Minimum)	Base Rent \$20/sq ft based on 1,200 sq ft	Minimum Percentage for Rent	Total Base + Minimum	4% of gross sales above minimum	Banked rent premium / Month	Rent	Running Total Banked Rent
Jan	\$38,000	\$30,000	\$8,000	\$2,000	\$1,200	\$3,200	\$320		\$3,520	
Feb	\$22,000	\$30,000	-\$8,000	\$2,000	\$1,200	\$3,200		-\$320.00	\$3,200	-\$320.00
March	\$36,000	\$30,000	\$6,000	\$2,000	\$1,200	\$3,200	\$240	-\$240.00	\$3,200	-\$80.00
April	\$65,000	\$30,000	\$35,000	\$2,000	\$1,200	\$3,200	\$1,400	-80	\$4,520	0
May	\$55,000	\$30,000	\$25,000	\$2,000	\$1,200	\$3,200	\$1,000		\$4,200	0
June	\$35,000	\$30,000	-\$5,000	\$2,000	\$1,200	\$3,200	\$200		\$3,400	0
July	\$40,000	\$30,000	\$10,000	\$2,000	\$1,200	\$3,200	\$400		\$3,600	0
August	\$45,000	\$30,000	\$15,000	\$2,000	\$1,200	\$3,200	\$600		\$3,800	0
September	\$35,000	\$30,000	-\$5,000	\$2,000	\$1,200	\$3,200	\$200		\$3,400	0
October	\$28,000	\$30,000	-\$2,000	\$2,000	\$1,200	\$3,200		-\$80.00	\$3,200	-\$80.00
November	\$29,000	\$30,000	-\$1,000	\$2,000	\$1,200	\$3,200		-\$40.00	\$3,200	-\$120.00
December	\$45,000	\$30,000	\$15,000	\$2,000	\$1,200	\$3,200	\$600	-\$120.00	\$3,680	\$0.00
		\$473,000		\$360,000		\$42,920				

- 1 Minimum "percentage based" rent is based off \$360,000 in annual sales, or \$30,000/mo
- 2 Running total "banked rent" will be applied monthly. Rent/Gross Sales is based on Fiscal 12 month cycle from start of business and starts new each fiscal year
- 3 If business does not start on the first day of the month, the first and last month of the fiscal year will be prorated accordingly
- 4 Minimum "percent based rent" will increase 5% annually. i.e. Minimum based is \$30,000 Gross Sales year one, \$31,500 year two, \$33,075 year three etc.
- 5 If you do not use an acceptable "Point of Sale" (POS) system, we will need to negotiate different terms

Year two minimum "percent based rent" will be \$1,260/month, year three minimum "percent based rent" will be \$1,323/month and so on