Timber forest Business park info sheet draft

3 buildings
Each buildings 16k SF for a total of 48k SF total

Smallest unit 2,000 SF- up to 8k SF in 2k sf increments, Everything is to be leased in 2,000 sqft increments, ie 2, 4, 6, 8. Should never be an odd number

2k SF unit is 80' deep by 25' wide

Per 2k SF there is a front and rear man door, private bathroom, and front roll up bay door that is 12' wide by 14' tall

22' eves (lowest point of the ceiling)

Base rent is $1.25/sqft/month o PLUS NNN (Triple-net, means they will be paying for insurance, taxes, CAM, and utilities) ▪ Power is metered individually per unit, tenant needs to apply for their own meter with Centerpoint ▪ Water is a shared utility and the total bill will be divided amongst tenants based on their % of the property occupied. Ie one unit would be paying 2k/48k =0.0417% of the total water bill.

Insurance is also a shared expense and will be calculated the same as above (typically $1/sqft for the property, so the total annual premium should be around $48k, or $166.67/month on their triple net. 8.3 cents per sqft per month) ▪ CAM (Community Area Maitenance) for the property should be relatively minimal as the detention is underground. The major CAM expenses will be trimming the landscaping and trash service. Assuming trimming is $2,400/year and trash service is $2,400/year. That translates to $16/month per 2k sqft or 0.8 cents/sqft/month ▪ Taxes with a 2.602% rate according to HCAD the total annual property tax bill should be between 80k-120k. $347/month roughly estimated per 2k sqft or 17.36 cents per square foot ▪ Using the estimations above NNN should be roughly $0.25 $0.3/sqft/month o Estimation of payment for one month for 2k sqft is $3,000 @ $1.50/sqft/month

Deposit is x1.5 the monthly rent. $3,000 X 1.5 =$4,500.00 ▪ ^^^ This is what needs to be collected for the space to be reserved/leased. If it is a check you need to make sure that it CLEARS o In addition to deposit we also need a signed contract. Currently, I have been using DocuSign to makes things as simple as possible