



## Lease Terms For 508 FM 1460

**Date:** March 23rd 2025

**Space:** 508 FM 1460

**Owner:** James Tyler Wolf

**Leasing to:** Vaccant

**Applicant Information:**  
N/A

**Lease Commencement:**

**Square Footage:**

1870

Price:	Annual rate per ft	Dollar amount per month
Rent	\$12.83	\$2,000.00
(NNN) Taxes*	\$4.30	\$670.08
(NNN) Insurance*	\$2.06	\$321.02
(NNN) Maintenance*	\$0.23	\$30.00
First Year	\$19.42	
Monthly Pmt.		\$3,021.10

\*See NNN Calculations Breakdown (Attachment);  
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 increase

## NNN Calculations Breakdown

### Taxes

2024 Tax Bill	2025 Estimate (5% Increase)	Pro rata share	Per Foot Estimate
\$7,934.89	\$8,331.63	100.00%	\$5.21

### Insurance

2024 Policy Rate	Annual Total) (5% Increase)	Pro rata share	Per foot Estimate
\$3,858.00	\$4,310.10	100.00%	\$2.69

### Maintenance

Item	Annual Total	Pro rata share	Per foot estimate
City Drainage Tax	\$360.00	100.00%	\$0.23
Landscaping & Parking	\$0.00	100.00%	\$0.00
CAM Total			\$0.23

### Total NNN

\$8.13