

NCG PHASE II, LTD.
 JFF BLDG RENT
 2025

Tenant
 SF:
 current \$/sf
 RENT STARTED
 NNN updated through
 option/extension term
 SECURITY DEPOSIT

BASE RENT

CAM FEE

INSURANCE

PROPERTY TAX

ADMIN. FEE

TOTAL RENT

	Vacant 4057	Sabor A Cielo LLC 4000	SKECHERS 8891	JFF BLDG 16948 SF	
current \$/sf		1.875	25.3		
RENT STARTED		6/1/2024	6/1/2007		
NNN updated through	2024	2024		2024	
option/extension term					
SECURITY DEPOSIT		\$ 7,500.00	\$ -	\$ -	
			CAPPED	ACTUAL	
BASE RENT	\$ -	\$ 7,500.00	\$ 18,745.19 CAM Capped at 5%	18745.19	\$ 26,245.19
CAM FEE	\$ 610.03	\$ 601.46	\$ 699.30	No Cap 1,374.05	\$ 1,910.79
INSURANCE	\$ 497.47	\$ 490.48	\$ 693.45	\$ 1,090.22	\$ 1,681.40
PROPERTY TAX	\$ 991.99	\$ 978.06	\$ 2,382.10 Admin fee capped at 10%	\$ 2,173.98	\$ 4,352.15
ADMIN. FEE	\$ -	\$ -	\$ 61.30		\$ 61.30
TOTAL RENT	\$ 2,099.49	\$ 9,570.00	\$ 22,581.34	\$ 23,383.44	\$ 34,250.83