

**3. Lease Comparison Worksheet**

**Cummings Properties**

**Full Service versus Triple Net (NNN) Lease Cost**

<u>Type of Expense</u>	<u>Full Service Lease</u>	<u>NNN Lease</u>
<b>Rental</b>	<u>Monthly</u>	<u>Monthly</u>
Rate per square foot	_____	_____
Leasable Square Footage	_____	_____
Rent per Year	_____	_____
Rent per Month	_____	_____
<b>Building Insurance</b>	Included	Extra _____
<b>Real Estate Taxes (base year)</b>	Included	Extra _____
<b>Operating Fees</b>		
Parking Fees	Included	Varies _____
Snow Plowing	Included	Extra _____
Management Fees	Included	Extra _____
HVAC Maintenance	Included	Extra _____
Building Maintenance	Included	Extra _____
Grounds Maintenance	Included	Extra _____
Janitorial Services (common area)	Included	Extra _____
<b>Utilities</b>		
Trash Removal	_____	_____
Electrical	_____	_____
Gas	_____	_____
Water/Sewer	_____	_____
<b>Total Cost Per Month</b>	_____	_____
<b>Effective Rate Per Square Foot</b>	_____	_____
<i>Multiply Total Cost per Month by 12 and divide by Leasable Square Footage</i>		
<b>Additional Transaction Costs</b>		
Brokerage*	_____	_____
Attorney's Fees	_____	_____

Other Types of Leases

**"Gross," "Gross net of utilities," "Gross net of lights and plugs"**

\* Please note that brokerage fees can add up to \$1.20 per square foot per year to rent expenses.