

1. BUILDING ADDRESS:

BUILDING ADDRESS: 801 County Road 286, Anna, Texas 75409
BUILDING NAME: Santa Anna Business Park
LAND AREA: 5.6 acres
LOCATION: SW corner of FM 455 and HWY 75, just north of McKinney.

2. LEASING OPTIONS:

LEASE RATE (\$/SF/YR)	MONTHLY PAYMENT (\$)	LEASE TERM (YRS)	BUILD OUT ALLOWANCE (\$/SF)	BUILD OUT AMOUNT (\$)
\$7.50	\$937.50	3	\$0.00	\$0
\$8.50	\$1,062.50	3	\$3.00	\$4,500
\$9.50	\$1,187.50	3	\$6.00	\$9,000
\$10.50	\$1,312.50	3	\$9.00	\$13,500
\$11.50	\$1,437.50	3	\$12.00	\$18,000
\$12.50	\$1,562.50	3	\$15.00	\$22,500

LEASE RATE (\$/SF/YR)	MONTHLY PAYMENT (\$)	LEASE TERM (YRS)	BAILOUTS ALLOWANCE (\$/SF)	BUILD OUT AMOUNT (\$)
\$6.50	\$812.50	4	\$0.00	\$0
\$7.50	\$937.50	4	\$3.00	\$4,500
\$8.50	\$1,062.50	4	\$6.00	\$9,000
\$9.50	\$1,187.50	4	\$9.00	\$13,500
\$10.50	\$1,312.50	4	\$12.00	\$18,000
\$11.50	\$1,437.50	4	\$15.00	\$22,500

LEASE RATE (\$/SF/YR)	MONTHLY PAYMENT (\$)	LEASE TERM (YRS)	BUILD OUT ALLOWANCE (\$/SF)	BUILD OUT AMOUNT (\$)
\$5.00	\$625.00	5	\$0.00	\$0
\$6.00	\$750.00	5	\$3.00	\$4,500
\$7.00	\$875.00	5	\$6.00	\$9,000
\$8.00	\$1,000.00	5	\$9.00	\$13,500
\$9.00	\$1,125.00	5	\$12.00	\$18,000
\$10.00	\$1,250.00	5	\$15.00	\$22,500

3. OTHER LEASE INFORMATION:

EXPENSES FOR TRIPLE NET LEASE (National Credit Tenants Only)

TAXES ESTIMATE: \$.25/sf/yr
CAM ESTIMATE: \$ 0.50/sf/yr includes water, sewer and trash.

OTHER REQUIREMENTS

LEASE PERIOD: 3 years minimum
LEASE SPACE: 1,500 sf minimum
SECURITY DEPOSIT: One month's rent
INITIAL PAYMENT: First and Last month's rent
BUILD-OUT ALLOWANCE: See above
PLANS, PERMITS & CO: Tenant responsibility

4. CONTACT INFORMATION:

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