

**F. APPENDIX 6 – PROPOSER’S RESPONSE SHEET**

Proposed Building Address 1220 W Vliet Street, Milwaukee

Proposal Date April 26, 2021

**RENTAL RATE PROPOSAL:**

**I. SQUARE FOOTAGE:** As defined in Appendix 1, Paragraph 1(c) Program Requirements and Evaluation Criteria

a) Total useable square feet (does not include common area)	<u>49,000</u>
b) Load Factor (if applicable)	<u>15%</u>
c) Total rentable square feet (includes common area)	<u>56,000</u>

**II. GROSS RENTAL RATE CALCULATION:** All amounts must be listed as annual rent per rentable square foot.

a) Base Rental Rate \$ 15.00 /sq. ft.

b) Estimated Operating Expenses (sum of 1-7 below) \$ 13.22 /sq. ft.

- 1) Real Estate Taxes \$ 0 /sq. ft.
- 2) Insurance \$ 0 /sq. ft.
- 3) In-Suite Janitorial \$ 2.12 /sq. ft.
- 4) Common Area Maintenance (CAM) \$ 5.90 /sq. ft.
- 5) Premises’ Natural Gas \$ 0.18 /sq. ft.
- 6) Premises’ Electricity \$ 1.49 /sq. ft.
- 7) All Other Operating Expenses (e.g., repairs & maintenance, etc.) \$ 3.53 /sq. ft.

c) Total Tenant Improvements (sum of 1-2 below) \$ 0 /sq. ft.

Provide total costs and annual rent per rentable sq. ft.

- 1) Total Premises Build out Costs \$ 2,000,000 \$ 0 /sq. ft.
- 2) Furniture & Installation Costs \$ N/A \$ N/A /sq. ft.

d) Lessor Incentives Offered (sum of 1-2 below) Enter total allowance & reduction per rentable sq. ft.) \$(N/A)/sq. ft.

- 1) Tenant Improvement Allowance \$ (N/A) \$ (N/A)/sq. ft.
- 2) Furniture & Installation Costs Allowance \$ (N/A) \$ (N/A)/sq. ft.

Gross Rental Rate (sum of (a), (b), (c), & (d) above) \$ 28.22 /sq. ft.

- Notes:
- 1) The State requires a full-service gross lease structure. Gross Rental Rate to include estimates of all operating expenses.
  - 2) Tenant Improvements above include Premises Build out costs and furniture & installation costs. Provide total costs for each expense type and provide the applicable cost per rentable square foot included in the annual Gross Rental Rate. Any cost of Tenant Improvements to be amortized, are to be amortized over the 5-year Initial Lease Term.
  - 3) All lines above must be completed. Place “N/A” for any terms that are not applicable.

**III. TERMS AND CONDITIONS:**

A) Length of Lease (Initial Lease Term) with early lease termination option not sooner than the end of the <del>4<sup>th</sup></del> year. 7 <sup>th</sup>	<del>Five (5) years</del> Ten (10) years
B) Annual Escalator, if any (shall not apply to Net Tenant Improvements)	<del>1.75%</del> 3.00%
C) Renewal Options	Two 5-year options
D) Renewal Rental Rate – Initial Year (do not include Net Tenant Improvement Costs)	<u>\$37.93</u> /rentable sq. ft.
E) Pre-Occupancy Date	One month prior to Occupancy Date
F) Targeted Occupancy Date	November 1, 2021
G) Proposed Occupancy Date, if different	_____, 2021
H) Rent Commencement Date	December 1, 2021
I) Proposed Rent Commencement Date, if different	_____, 2021
J) # of Free Months of Rent Offered, if any (based upon Gross Rental Rate)	<u>N/A</u>
K) Interest Rate to be used for Amortization of Tenant Improvements	<u>N/A</u> %