



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

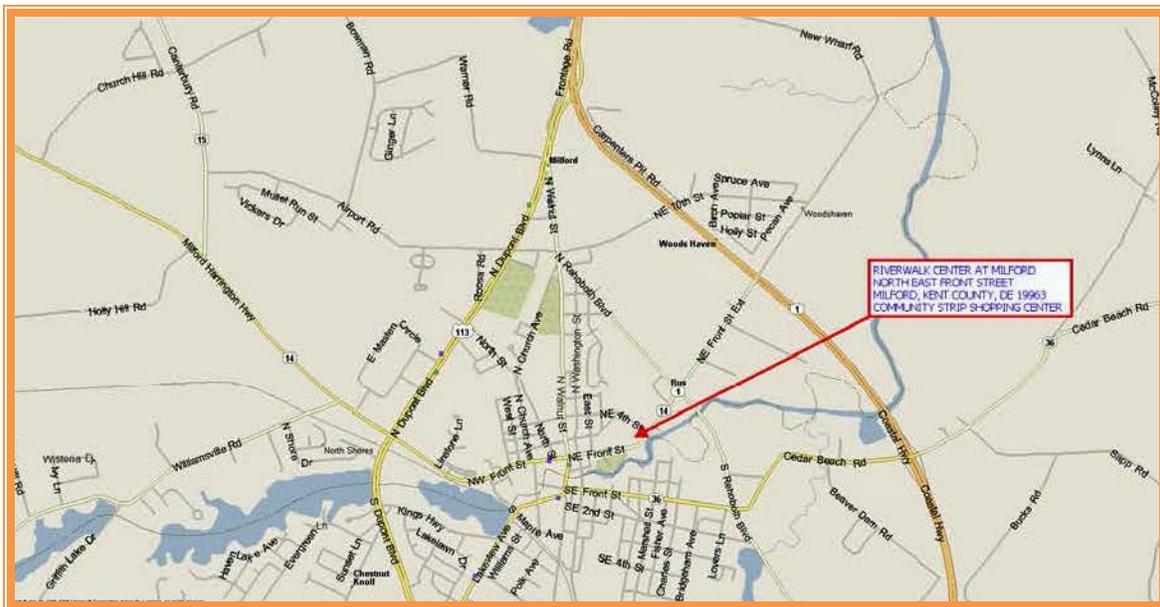
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

RIVERWALK CENTER AT MILFORD PROPERTY
UNIT #207-B SPACE FOR LEASE
207-B NORTH EAST FRONT STREET, MILFORD, KENT COUNTY, DELAWARE 19963
FILE #213171 * MLS # N/A



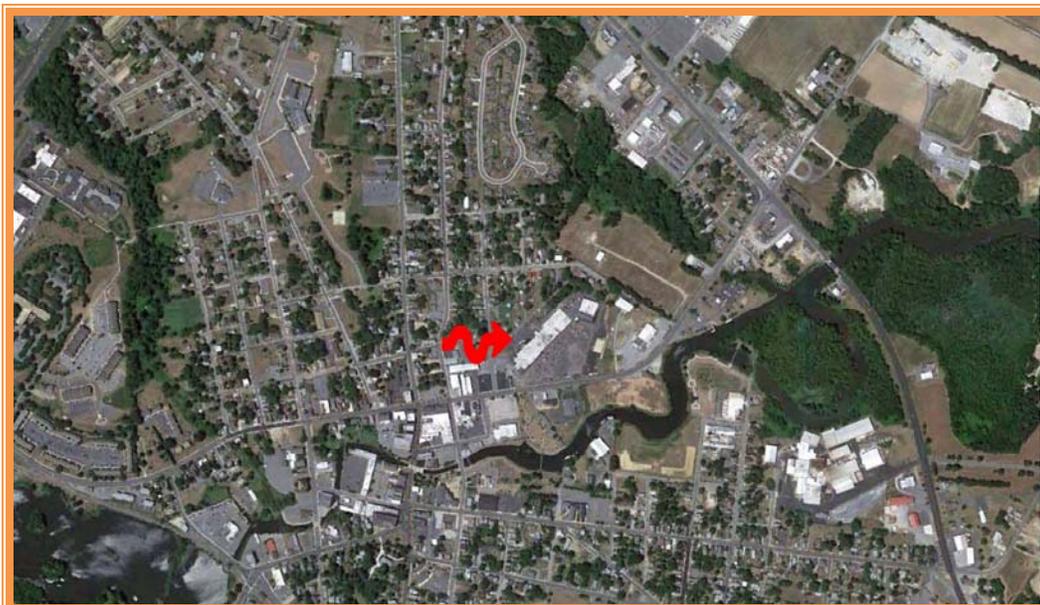
4,000 SQUARE FEET * \$10.00 PSF NET * \$12.12 PSF TOTAL



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PAGE 1 OF 4 PAGES

UNIT 207-B

SIZE OF SPACE	4,000	sq ft +/-
% OF TOTAL AREA	4.00%	
BASE RENT	\$10.00	PSF
YEAR #1 BASE RENT	\$40,000	
ANNUAL INFLATOR	2.50%	
CAM FEE	\$1.50	
CAM CONTRIBUTION	\$6,000.00	
PROPERTY TAXES	\$49,029.91	
TAX CONTRIBUTION	\$1,961.20	
TAXES PSF	\$0.49	
HAZARD INSURANCE	\$12,554.00	
INSURANCE CONTRIBUTION	\$502.16	
INSURANCE PSF	\$0.13	
APPROX PASS-THRU CHARGES	\$2.12	PSF
YEAR #1 TOTAL ANNUAL RENT	\$12.12	PSF
YEAR #1 ANNUAL RENT	\$48,463	
YEAR #1 MONTHLY RENT	\$4,038.61	
YEAR #2 ANNUAL RENT		\$49,463
YEAR #2 MONTHLY RENT		\$4,121.95
YEAR #3 ANNUAL RENT		\$50,488
YEAR #3 MONTHLY RENT		\$4,207.36



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PAGE 2 OF 4 PAGES



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PAGE 4 OF 4 PAGES