



555 East Loockerman St.  
Dover, Delaware 19901

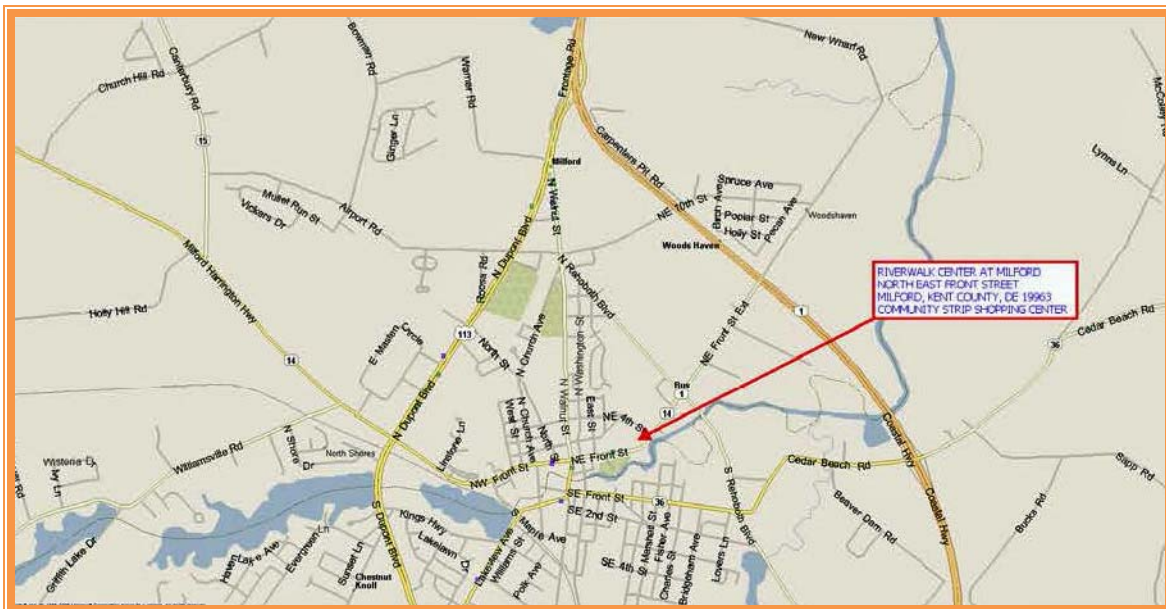
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginisrealty.com

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



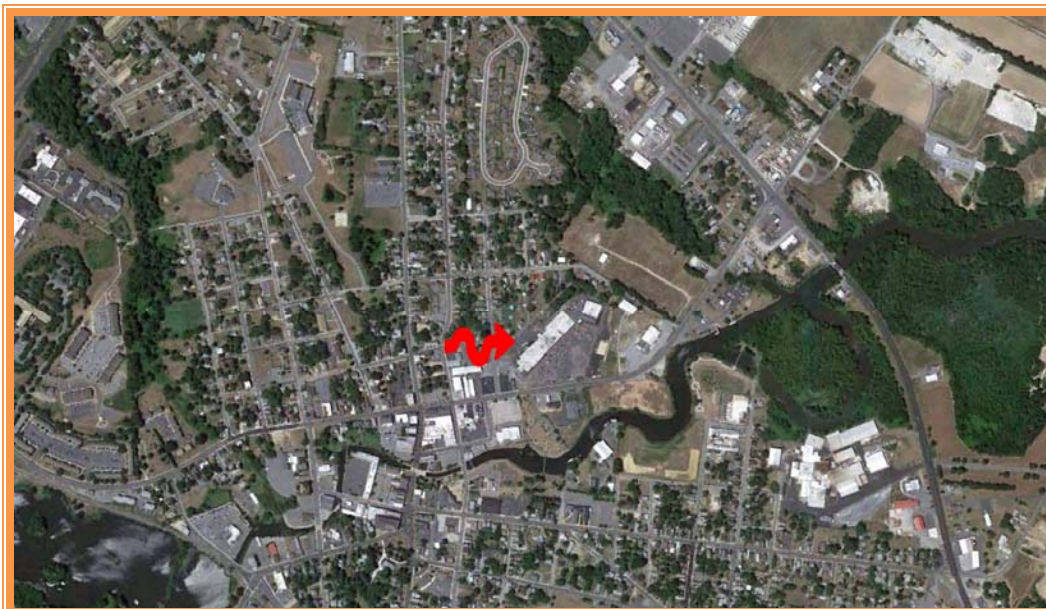
4,000 SQUARE FEET \* \$10.00 PSF NET \* \$12.12 PSF TOTAL



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**UNIT 207-B**

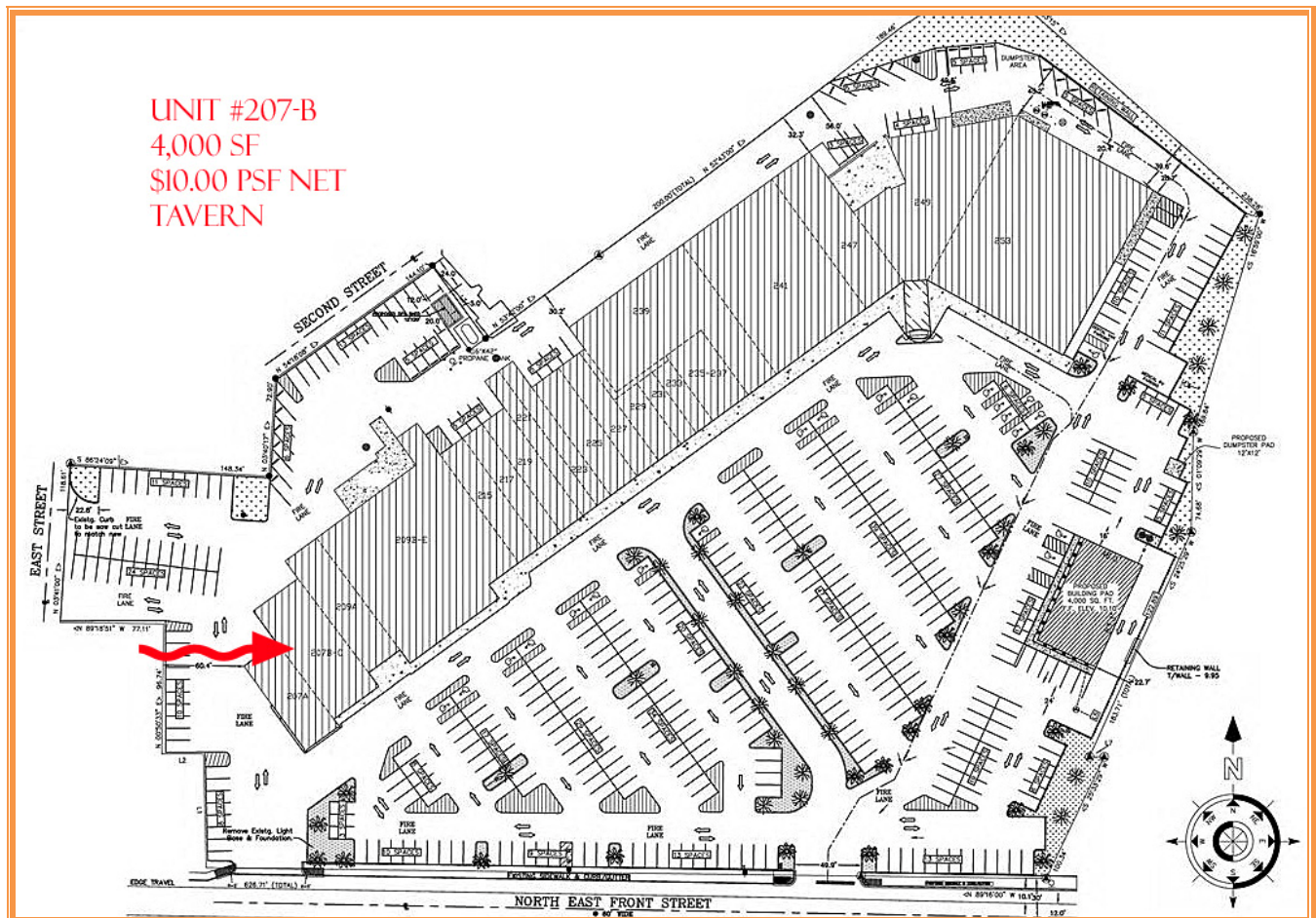
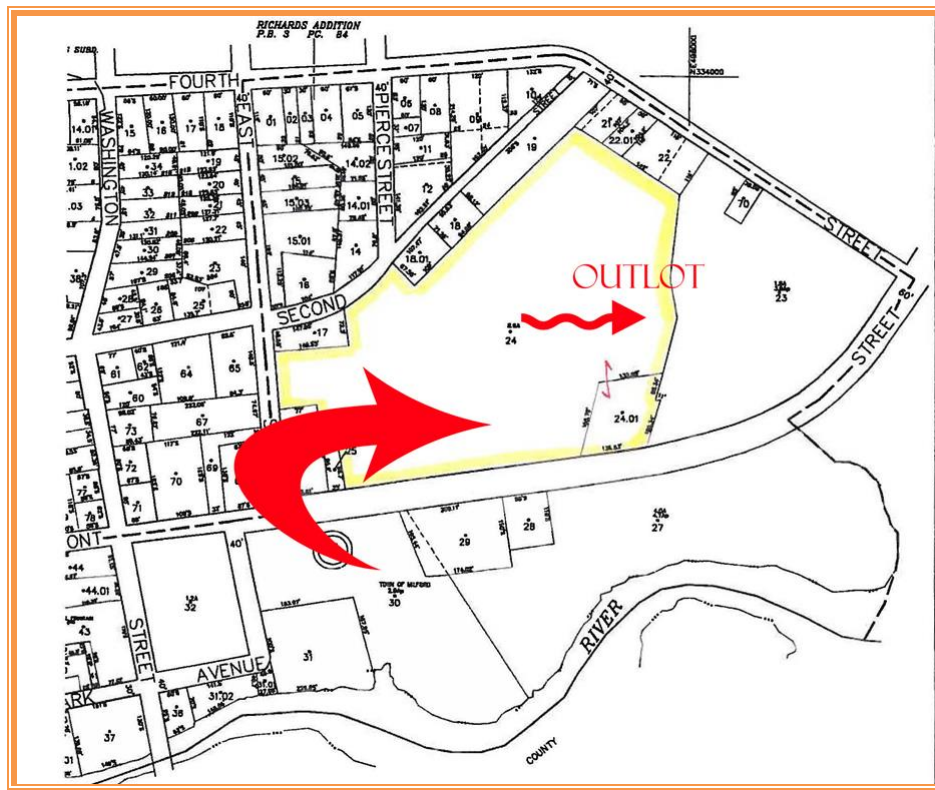
<b>SIZE OF SPACE</b>	<b>4,000</b>	<b>sq ft +/-</b>
<b>% OF TOTAL AREA</b>	<b>4.00%</b>	
<b>BASE RENT</b>	<b>\$10.00</b>	<b>PSF</b>
<b>YEAR #1 BASE RENT</b>	<b>\$40,000</b>	
<b>ANNUAL INFLATOR</b>	<b>2.50%</b>	
<b>CAM FEE</b>	<b>\$1.50</b>	
<b>CAM CONTRIBUTION</b>	<b>\$6,000.00</b>	
<b>PROPERTY TAXES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



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