



555 East Loockerman St.
Dover, Delaware 19901

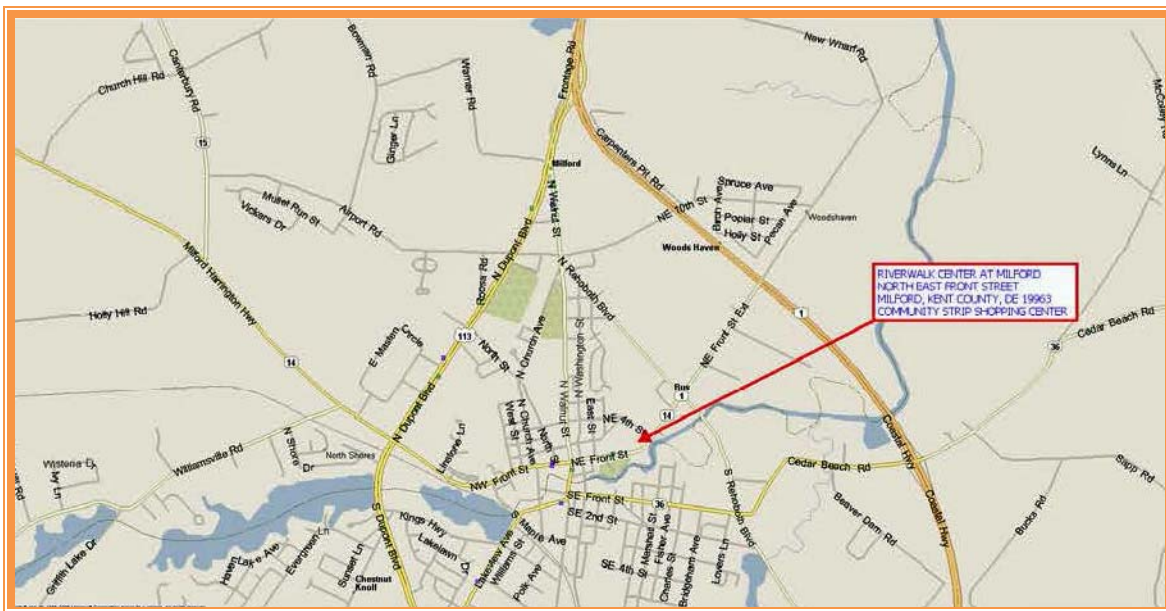
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginisrealty.com

RIVERWALK CENTER AT MILFORD PROPERTY
UNIT #229 SPACE FOR LEASE
229 NORTH EAST FRONT STREET, MILFORD, KENT COUNTY, DELAWARE 19963
FILE #213171 * MLS # N/A



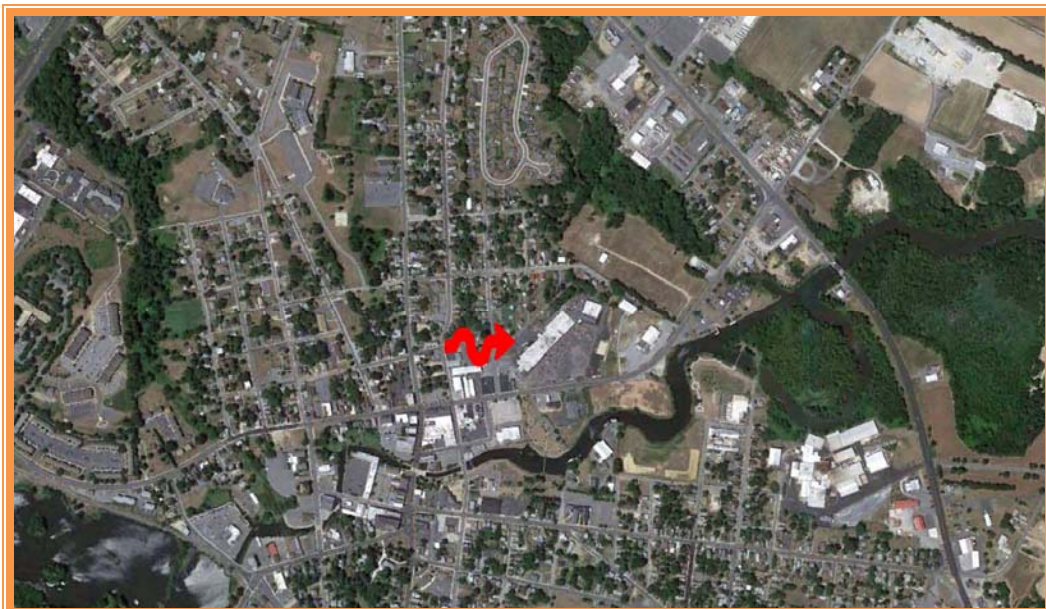
920 SQUARE FEET * \$10.00 PSF NET * \$12.17 PSF TOTAL



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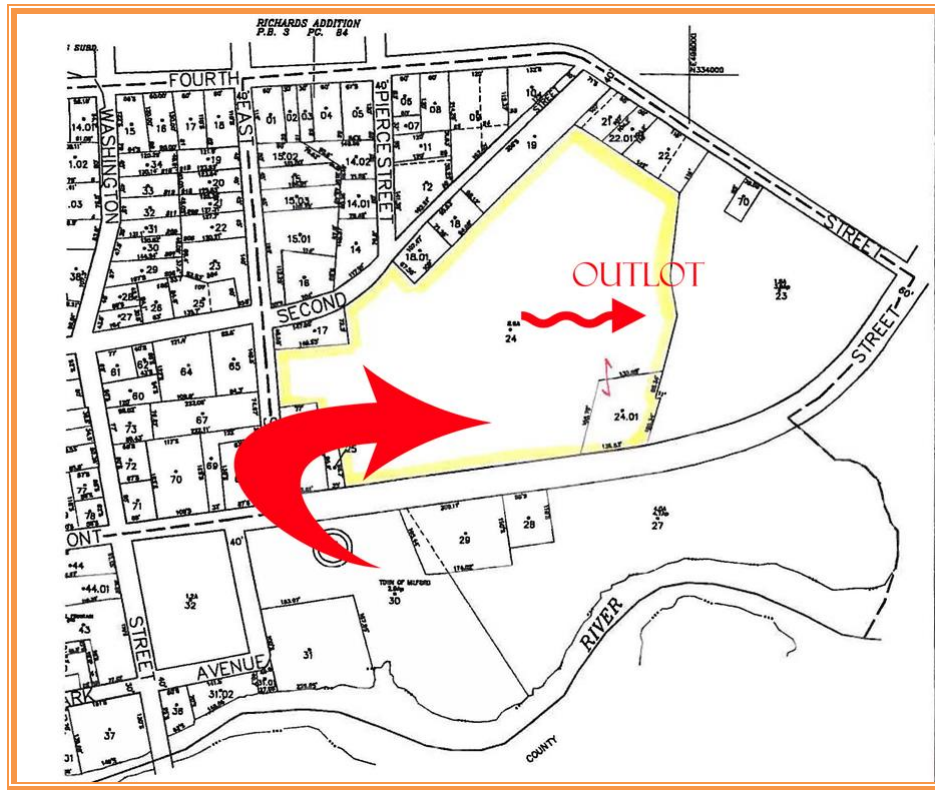
UNIT 229

SIZE OF SPACE	920	sq ft +/-
% OF TOTAL AREA	1.00%	
BASE RENT	\$10.00	PSF
YEAR #1 BASE RENT	\$9,200	
ANNUAL INFLATOR	2.50%	
CAM FEE	\$1.50	
CAM CONTRIBUTION	\$1,380.00	
PROPERTY TAXES	\$49,029.91	
TAX CONTRIBUTION	\$490.30	
TAXES PSF	\$0.53	
HAZARD INSURANCE	\$12,554.00	
INSURANCE CONTRIBUTION	\$125.54	
INSURANCE PSF	\$0.14	
APPROX PASS-THRU CHARGES	\$2.17	PSF
YEAR #1 TOTAL ANNUAL RENT	\$12.17	PSF
YEAR #1 ANNUAL RENT	\$11,196	
YEAR #1 MONTHLY RENT	\$932.99	
YEAR #2 ANNUAL RENT	\$11,426	
YEAR #2 MONTHLY RENT	\$952.15	
YEAR #3 ANNUAL RENT	\$11,662	
YEAR #3 MONTHLY RENT	\$971.80	



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