



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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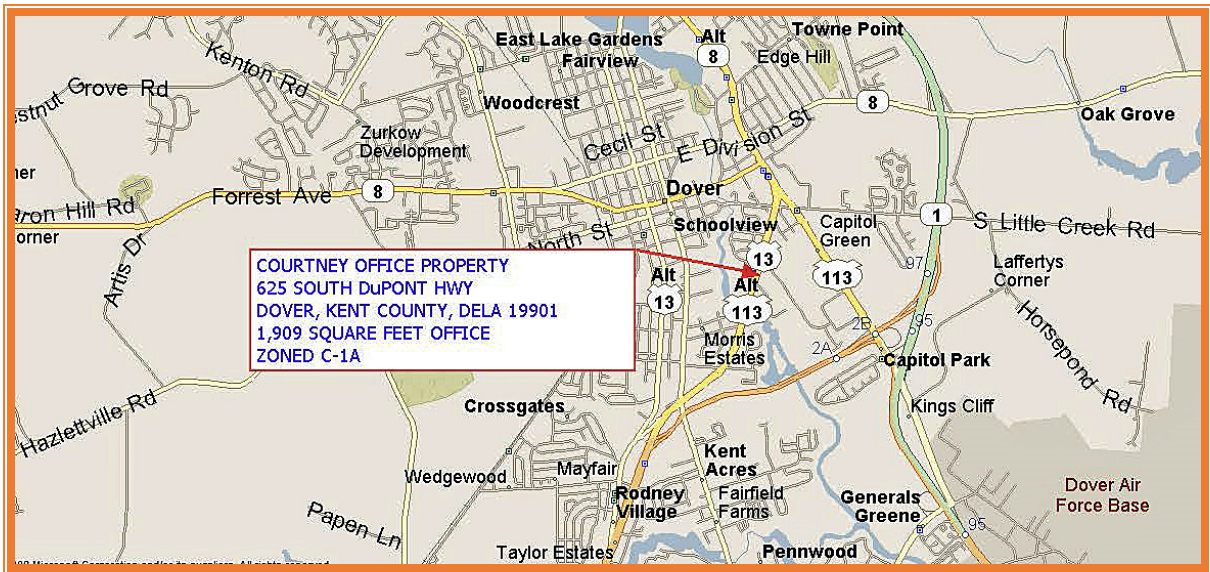
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COLONIAL PARTNERS OFFICE PROPERTY LEASE
625 SOUTH DuPONT HWY, DOVER, KENT COUNTY, DELAWARE 19901
FILE #217284 * MLS # N/A



TOTAL BUILDING AREA	5,011	sq ft +/-
SIZE OF SPACE	1,909	sq ft +/-
PERCENT OF AREA	38.10%	
BASE RENT	\$15.00	PSF
YEAR #1 BASE RENT	\$28,635	
ANNUAL INFLATOR	3.00%	
APPROX PASS-THRU CHARGES	\$2.32	PSF
YEAR #1 TOTAL ANNUAL RENT	\$17.32	PSF
YEAR #1 ANNUAL RENT	\$33,057	
YEAR #1 MONTHLY RENT	\$2,754.79	
YEAR #2 ANNUAL RENT		\$33,917
YEAR #2 MONTHLY RENT		\$2,826.38
YEAR #3 ANNUAL RENT		\$34,801
YEAR #3 MONTHLY RENT		\$2,900.11

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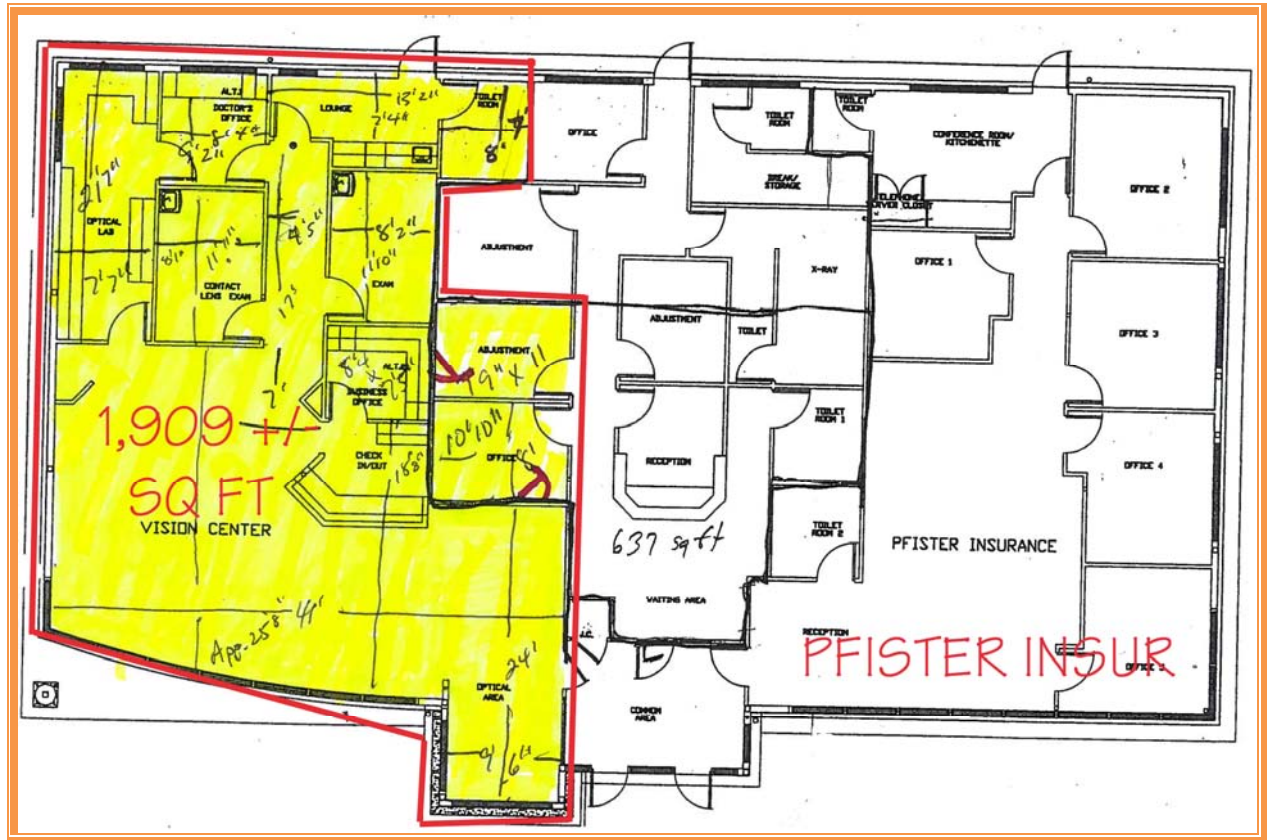
PASS-THRU CHARGES

	TOTAL	PSF	TENANT	PER MONTH
taxes	\$8,837.65	\$1.76	\$3,366.81	\$280.57
insurance	\$1,942.00	\$0.39	\$971.00	\$80.92
TOTAL	\$10,779.65	\$2.15		
maintenance estimate	\$1,800.00	\$0.36	\$150.00	per month
utilities estimate, sewer	\$375.00	\$0.07	\$75.00	per quarter
utilities estimate, water	\$180.00	\$0.04	\$45.00	per quarter
utilities estimate, electric *	\$900.00	\$0.18	\$75.00	per month
utilities estimate, fuel oil	\$600.00	\$0.12	\$50.00	per month
	\$3,855.00	\$0.77	\$1,468.61	\$122.38

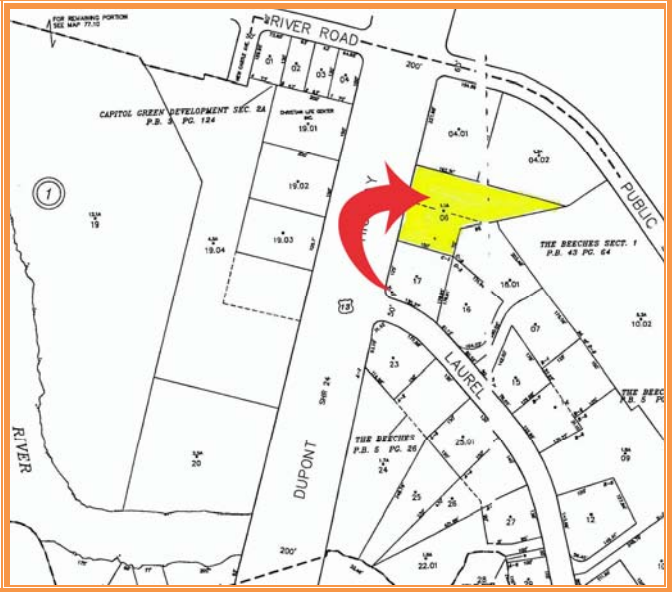
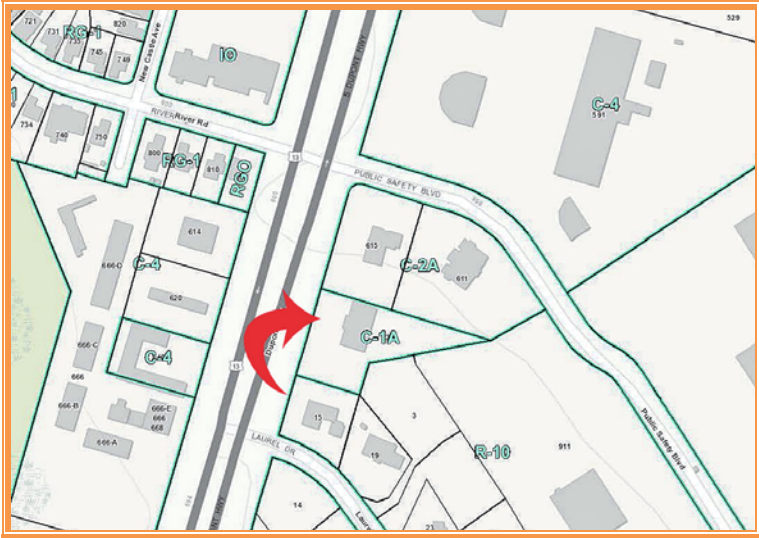
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TOTAL MONTHLY OCCUPANCY COST

Rent	\$2,386.25
Taxes	\$280.57
Insurance	\$80.92
Maintenance	\$57.14
Utilities	\$65.24
TOTAL	\$2,870.12



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