**WAREHOUSE LEASE COMPARISON**

**YONKERS PUBLIC SCHOOLS**
**SCHOOL FACILITIES**

**AUGUST 12, 2022**

**CASH FLOW TO TRANSITION TO 60 FULLERTON**

| | | JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | JANUARY | FEBRUARY | MARCH | APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 60 FULLERTON RENT | | $ - | $ - | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 | $ 24,996 |
| 61 FULLERTON ADDITIONAL RENT ($400k FIT OUT paid over 5 years) | | $ - | $ - | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 | $ 6,700 |
| MOVING COSTS | | $ - | $ - | $ - | $ - | $ 5,000 | $ 5,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 201 SAW MILL RIVER RENT (INC ELEVATOR MAINT) | | $ 19,815 | $ 19,815 | $ 19,815 | $ 19,815 | $ 19,815 | $ 19,815 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 201 SAW MILL RIVER ELEVATOR REPAIR | | $ - | $ - | $ - | $ - | $ - | $ - | | | | | | | | | | | | |
| 201 SAW MILL RIVERWALK-IN REPAIR | | | $ - | $ 20,000 | | | | | | | | | | | | | | | |
| | | $ 19,815 | $ 19,815 | $ 71,512 | $ 51,512 | $ 56,512 | $ 56,512 | $ 31,696 | $ 31,696 | $ 31,696 | $ 31,696 | $ 31,696 | $ 31,696 | $ 31,696 | $ 31,696 | $ 31,696 | $ 31,696 | $ 31,696 | $ 31,696 |
| | | | | | SEPT TO JAN COST | $ 275,677 | | | | | | | | | | | | | |

**60 FULLERTON 10 YEAR CASH FLOW**

| YEAR | SEPT 1 TO DEC 31 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 10 YEAR TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ANNUAL RENT | $ 99,985 | $ 299,954 | $ 308,952 | $ 318,221 | $ 327,767 | $ 337,600 | $ 347,728 | $ 358,160 | $ 368,905 | $ 379,972 | $ 391,371 | **$ 3,940,215** |
| ADDITIONAL RENT ($400k FIT OUT OVER 5 YEARS) | $ 26,700 | $ 80,400 | $ 80,400 | $ 80,400 | $ 80,400 | $ 53,300 | 0 | 0 | 0 | 0 | 0 | |
| | $ 126,685 | $ 380,354 | $ 389,352 | $ 398,621 | $ 408,167 | $ 390,900 | $ 347,728 | $ 358,160 | $ 368,905 | $ 379,972 | $ 391,371 | $ 3,940,215 |

| | |
|---|---|
| RENT 201 SMR | $ 19,565 |
| EL MAINT | $ 250 |
| PER MO. | $ 19,815 |
| ANNUAL | $ 237,785 |
| SPACE | 24,500 |
| COST PER SF | $ 9.71 |

| | |
|---|---|
| RENT 60 FULLER | $ 24,996 |
| FIT OUT | $ - |
| PER MO | $ 24,996 |
| ANNUAL | $ 299,952 |
| SPACE | 22,638 |
| COST PER SF | $ 13.25 |
| DROPS TO | $14.91 YR 5 |
| ADD 3% PER YEAR | |

**201 SAW MILL RIVER ROAD 10 YEAR CASH FLOW (ASSUME STARTING RENT IS NOT INCREASED)** **NOTE: HOLDOVER RENT WILL REACH $450,000 BY THE END OF 2022.**

| YEAR | SEPT 1 TO DEC 31 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 10 YEAR TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ANNUAL RENT (ESTIMATED, INC ELEVATOR MAINT.) | $ 158,523 | $ 237,785 | $ 237,785 | $ 237,785 | $ 237,785 | $ 261,564 | $ 261,564 | $ 261,564 | $ 261,564 | $ 261,564 | $ 287,720 | |
| ADDITIONAL RENT (ESTIMATED, EG ELEVATOR REPAIR) | | $ 1,000 | $ 1,000 | $ 1,000 | $ 10,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 1,000 | $ 10,000 | $ 1,000 | **$ 3,154,703** |
| OTHER COSTS (NEW WALK-INS, ETC) | $ 3,500 | $ 400,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | $ 2,000 | |
| | $ 162,023 | $ 638,785 | $ 240,785 | $ 240,785 | $ 249,785 | $ 264,564 | $ 264,564 | $ 264,564 | $ 264,564 | $ 273,564 | $ 290,720 | $ 3,154,703 |