

Existing Fleet Feet Lease		(\$600,000/100) x \$0.59
Square Feet	3,178	
Rental Rate per square Foot	\$ 17.00	
Annual Rental Income	\$ 54,026	
Estimated Town Property Taxes	\$ 3,540	
Total Annual Town Income	\$ 57,566	
Total Monthly Town Income	\$ 4,797	
Total Annual Income per Square Foot	\$ 18.11	

Existing Perch Lease at 204 W. Main	
Square Feet	850
Rental Rate per square Foot	\$ 14.12
Annual Rental Expense	\$ 12,000
Monthly Rental Expense	\$ 1,000

Proposed Perch Lease of Town-Owned Offices	
Year 1 Annual Rental Income	\$ 21,600
Year 1 Rental Rate per Square Foot	\$ 6.80
Year 2 Annual Rental Income	\$ 39,000
Year 2 Rental Rate per Square Foot	\$ 12.27
Years 3-5 Annual Rental Income(Plus CPI)	\$ 42,000
Years 3-5 Rental Rate per Square Foot (Plus CPI)	\$ 13.22

Town Income if Sold to Private Party		(\$600,000 x 0.75%)
Interest Income	\$ 4,500	
Estimated Town Property Taxes	\$ 3,540	
Total Annual Town Income	\$ 8,040	