

<b>Existing Fleet Feet Lease</b>		(\$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	
<b>Total Annual Town Income</b>	<b>\$ 57,566</b>	
Total Monthly Town Income	\$ 4,797	
<b>Total Annual Income per Square Foot</b>	<b>\$ 18.11</b>	

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

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

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