

## **NNN Estimate of Responsibilities**

### **Property Taxes**

- Estimate: \$.73/SF/YR or \$4500/yr or \$375/mo

### **Property insurance**

- Building insurance premium estimated at \$.89/SF/YR or \$5500/YR or \$458/mo
- Does not include tenant's contents or liability

### **Common Area Maintenance (CAM)**

For industrial flex, this is usually light:

- Parking lot maintenance and striping
  - Exterior lighting
  - Landscaping or minimal grounds upkeep
  - Trash service
  - Snow removal (if applicable)
  - Exterior repairs shared across tenants

Estimated at \$.3/SF/YR or \$1800/YR or \$150/mo

### **NNN Exclusions**

- Structural capital improvements
- Roof replacement (unless explicitly passed through)
- Major mechanical replacement
- Tenant utilities
- Interior repairs inside tenant space

### **Estimated Financial Responsibility**

- Taxes: \$.73/ SF/YR
- Insurance: \$.89/SF/YR
- CAM: \$.3/SF/YR
- Total Estimated NNN: \$1.92/SF/YR