

MCRA RENTAL SUMMARY AND PROPOSED CAM CHARGES

Chevy Chase Plaza	DBA	Monthly Rent (Pre-CAM) Amount	Square Footage	Lease rate (Pre- CAM) per SQ FT	Lease Expires	CAM Charges	Lease rate (Post- CAM) per SQ FT	Rent (Post- CAM) Amount	Monthly Increase to Tenant Rent
1 Latin Café	Restaurant	\$2,263.13	1,500	\$18.11	1/31/2020	\$ 4.92	\$ 23.03	\$ 2,878.45	\$ 615.32
2 The Sweet Spot Bakery	Bakery	\$2,023.50	1,900	\$12.78	6/30/2020	\$ 4.92	\$ 17.70	\$ 2,802.91	\$ 779.41
3 Vacant			1,000						
4 Natural Hair Solutions	Hair Salon	\$852.00	1,165	\$8.78	2/28/2021	\$ 4.92	\$ 13.70	\$ 1,329.90	\$ 477.90
5 Manny's Bakery	Restaurant	\$2,400.00	2,700	\$10.67	3/31/2023	\$ 4.92	\$ 15.59	\$ 3,507.58	\$ 1,107.58
6 Beauty Warehouse	Beauty Supply	\$10,946.21	18,975	\$6.92	12/31/2023	\$ 4.92	\$ 11.85	\$ 18,730.03	\$ 7,783.82
7 Thrift Addiction	Thrift Addiction	\$8,775.60	10,500	\$10.03	2/28/2020	\$ 4.92	\$ 14.95	\$ 13,082.85	\$ 4,307.25
8 The Gem Eatery	Restaurant	\$891.94	1,130	\$9.47	12/31/2021	\$ 4.92	\$ 14.39	\$ 1,355.48	\$ 463.54
9 Vacant			1,110						
10 AVAILABLE			900						
11 AVAILABLE			900						
12 AVAILABLE			900						
13 Barbershop USA	Barbershop	\$1,472.14	1,000	\$17.67	12/31/2021	\$ 4.92	\$ 22.59	\$ 1,882.35	\$ 410.21
14 NIS, Inc.	Insurance	\$2,153.43	1,800	\$14.36	12/31/2021	\$ 4.92	\$ 19.28	\$ 2,891.82	\$ 738.39
15 C & G Catering	Restaurant	\$1,011.75	900	\$13.49	12/31/2021	\$ 4.92	\$ 18.41	\$ 1,380.94	\$ 369.19
Monthly		\$ 32,789.70	46,380					\$ 49,842.32	\$ 17,052.62
Annualized		\$ 393,476.40						\$ 598,107.82	\$ 204,631.42
Average Rent per SQ Ft				\$ 12.23			\$ 17.15		

CAM Charges Calculation	
Insurance	\$ 67,190.00
Taxes	85,838.00
Landscaping	14,229.00
Utilities/Pest Control	10,452.00
Waste Management	14,600.00
Property Management	36,000.00
Total	\$ 228,309.00
Divided by SQ FT	46,380.00
Total Cost Per SQ Ft	\$ 4.92