

MCRA RENTAL SUMMARY AND PROPOSED CAM CHARGES

		Monthly Rent (Pre- CAM)	Square Footage	Lease rate (Pre- CAM) per SQ FT	Lease Expires	CAM Charges	Lease rate (Post- CAM)	Rent (Post- CAM) Amount	Monthly Increase to Tenant Rent	
Margate Shopping Center		DBA	Amount	Footage						
1	CMVS Y Enterprises	Restaurant	\$2,810.42	3,750	\$8.99	2/28/2023	\$ 4.65	\$ 13.65	\$ 4,264.43	\$ 1,454.01
2	Tri-County Discount Liquor and Beverage	Beer and Liquor	\$852.00	1,600	\$6.39	6/30/2018	\$ 4.65	\$ 11.04	\$ 1,472.38	\$ 620.38
3	Tri-County Discount Liquor and Beverage	Beer and Liquor	\$4,184.56	6,200	\$8.10	10/31/2019	\$ 4.65	\$ 12.75	\$ 6,588.52	\$ 2,403.96
4	AVAILABLE			3,600						
5	Steve Strouse	Barbershop	\$753.55	500	\$18.09	10/31/2019	\$ 4.65	\$ 22.74	\$ 947.42	\$ 193.87
6	Margate Blvd Hardware Store, Inc.			500	combined with #8					
7	MCRA	Office		500						
8	Margate Blvd Hardware Store, Inc.	ACE	\$6,953.70	7,931	\$7.17	3/31/2027	\$ 4.65	\$ 11.83	\$ 11,463.45	\$ 4,509.75
9	Margate Blvd Hardware Store, Inc.	ACE		3,200	combined with #8					
10	Flynn's Gaming	Arcade	\$1,245.45	1,600	\$9.34	6/30/2022	\$ 4.65	\$ 13.99	\$ 1,865.83	\$ 620.38
11	AVAILABLE			600			\$ -	\$ -	\$ -	\$ -
12	Vera Brown Events, LLC	Party Planner	\$553.80	550	\$12.08	1/31/2020	\$ 4.65	\$ 16.74	\$ 767.05	\$ 213.25
13	Flynn's Gaming	Arcade	\$1,005.82	2,000	\$6.03		\$ 4.65	\$ 10.69	\$ 1,781.29	\$ 775.47
14	Wings Your Way	Restaurant	\$692.25	650	\$12.78	9/30/2022	\$ 4.65	\$ 17.43	\$ 944.28	\$ 252.03
15	Sharkey Liquors, Inc.	Lounge	\$2,023.50	1,950	\$12.45	6/30/2013	\$ 4.65	\$ 17.11	\$ 2,779.58	\$ 756.08
16	AVAILABLE			3,000						
17	Advanced Asset Management	Leasing Office		1,100		8/31/2019				
18	Margate Hair Studio	Beauty Salon	\$798.75	650	\$14.75	3/31/2019	\$ 4.65	\$ 19.40	\$ 1,050.78	\$ 252.03
19	Eagle Electric of South Florida	Electrician	\$745.50	650	\$13.76	1/31/2020	\$ 4.65	\$ 18.42	\$ 997.53	\$ 252.03
20	Alex's Sausage	Retail	\$800.25	650	\$14.77	2/28/2023	\$ 4.65	\$ 19.43	\$ 1,052.28	\$ 252.03
21	Sneakers Connect	Retail	\$800.25	650	\$14.77	2/28/2023	\$ 4.65	\$ 19.43	\$ 1,052.28	\$ 252.03
22	Way Back When & Krzyitems Auction, Inc.	Antiques	\$639.00	650	\$11.80	7/31/2021	\$ 4.65	\$ 16.45	\$ 891.03	\$ 252.03
23	Way Back When & Krzyitems Auction, Inc.	Antiques	\$639.00	900	\$8.52	12/31/2020	\$ 4.65	\$ 13.17	\$ 987.96	\$ 348.96
Monthly Total			\$ 25,497.80	43381				\$ 38,906.07	\$ 13,408.27	
Annualized Total			\$ 305,973.60					\$ 466,872.78	\$ 160,899.18	
Average Rent per SQ Ft					\$ 11.24		\$ 15.89			

CAM Charges Calculation	
Insurance	\$ 60,553.00
Taxes	66,695.00
Landscaping	8,540.00
Utilities/Pest Control	10,596.00
Waste Management	14,600.00
Property Management	40,860.00
Total	\$ 201,844.00
Divided by SQ FT	43,381.00
Total Cost Per SQ Ft	\$ 4.65