Suggested Lease Terms

Date: October 21,2026

James,

My notes taken had the approximate sq footage of the bank portion at 1600 m/l. If we accomplished a sale with a lease back to an investor through May 27, 2027, here is a scenario.

Sale/Purchase price	Bank Portion	Approx. 42% of Building
$425,000		$265.63 per sq. ft.
$30,000	yearly base rent	$18.75 per sq. ft.
$2,677	yearly tax ($6,376.00)	$1.67 per sq. ft.
$3,000	yearly insurance	$3,000 (est) 1.88 per sq. ft.
$3,000	CAM est $3,000 yearly	$1.88 per sq.ft.
Total: $38,677 yearly		$24.17 per sq. ft.

Note: A higher rent back looks better to an investor.

Thank you,

Jim Emmer, Emmer Real Estate Group