

Attachment: Effective Lease - Cost Per Square Foot, Including Revenue-Sharing

Morning Vibes Café

Year		Revenue Share Percentage	Projected Annual Gross Sales	Annual Revenue Share	Monthly Revenue Share	Base Monthly Rent	Total Projected Monthly Rent	Building Floor Area (SF)	Projected Rent Per SF	Including 150 SF Dining Area (Total: 342 SF)	Including 200 SF Dining Area (Total: 392 SF)
1	Previous Proposal	3.00%	\$ 165,000.00	\$ 4,950.00	\$ 412.50	\$ 240.00	\$ 652.50	192	\$ 3.40	\$ 1.91	\$ 1.66
	Updated Proposal	4.00%	\$ 165,000.00	\$ 6,600.00	\$ 550.00	\$ 500.00	\$ 1,050.00	192	\$ 5.47	\$ 3.07	\$ 2.68
2	Previous Proposal	3.50%	\$ 195,000.00	\$ 6,825.00	\$ 568.75	\$ 240.00	\$ 808.75	192	\$ 4.21	\$ 2.36	\$ 2.06
	Updated Proposal	4.50%	\$ 195,000.00	\$ 8,775.00	\$ 731.25	\$ 500.00	\$ 1,231.25	192	\$ 6.41	\$ 3.60	\$ 3.14
3	Previous Proposal	4.00%	\$ 225,000.00	\$ 9,000.00	\$ 750.00	\$ 240.00	\$ 990.00	192	\$ 5.16	\$ 2.89	\$ 2.53
	Updated Proposal	5.00%	\$ 225,000.00	\$ 11,250.00	\$ 937.50	\$ 500.00	\$ 1,437.50	192	\$ 7.49	\$ 4.20	\$ 3.67

Utilities, garbage to be reimbursed to the City.

Latin & Asian Hospitality Group

Year	Revenue Share Percentage	Projected Annual Gross Sales	Annual Revenue Share	Monthly Revenue Share	Base Monthly Rent	Total Projected Monthly Rent	Building Floor Area (SF)	Projected Rent Per SF	Including 150 SF Dining Area (342 SF)	Including 200 SF Dining Area (392 SF)
1	0.00%	\$ 325,000.00	\$ -	\$ -	\$ 500.00	\$ 500.00	192	\$ 2.60	\$ 1.46	\$ 1.28
2	6.00%	\$ 365,000.00	\$ 21,900.00	\$ 1,825.00	\$ -	\$ 1,825.00	192	\$ 9.51	\$ 5.34	\$ 4.66
3	6.00%	\$ 410,000.00	\$ 24,600.00	\$ 2,050.00	\$ -	\$ 2,050.00	192	\$ 10.68	\$ 5.99	\$ 5.23

Utilities, garbage to be reimbursed to the City.

Skandariana International

Year	Revenue Share Percentage	Projected Annual Gross Sales	Annual Revenue Share	Monthly Revenue Share	Base Monthly Rent	Total Projected Monthly Rent	Building Floor Area (SF)	Projected Rent Per SF	Including 150 SF Dining Area (342 SF)	Including 200 SF Dining Area (392 SF)
1	5.00%*	\$ 155,440.00	\$ 7,772.00	\$ 647.67	\$ 1,000.00	\$ 1,647.67	192	\$ 8.58	\$ 4.82	\$ 4.20
2	5.00%*	\$ 170,980.00	\$ 8,549.00	\$ 712.42	\$ 1,000.00	\$ 1,712.42	192	\$ 8.92	\$ 5.01	\$ 4.37
3	5.00%*	\$ 188,270.00	\$ 9,413.50	\$ 784.46	\$ 1,000.00	\$ 1,784.46	192	\$ 9.29	\$ 5.22	\$ 4.55

* 5% of sales up to \$20,000; or 8% of gross sales if above \$20,000.

Inclusive of utilities, water, garbage and wifi.