

3150 Granger Way							
Total Rentable Square Feet			34,360				
						Expected Revenue	
<u>Tenant Name</u>	<u>Square Feet</u>	<u>Number of Classrooms</u>	<u>Lease Term</u>	<u>Total Revenue</u>	<u>Average Revenue</u>	<u>Start Date</u>	<u>Terms</u>
Stratford Schools	34360	Entire Campus	10 years	\$15,211,160	\$1,404,107.08	1-Jan-20	NNN Lease Use: Private School (K-5 and/or K-8) District retains the right to cancel at 3-years (Notice July 31, 2021) \$550,000 Termination Fee 12-month CUP Period
815 Allerton Street							
Total Rentable Square Feet			17,932				
						Expected Revenue	
<u>Tenant Name</u>	<u>Square Feet</u>	<u>Number of Classrooms</u>	<u>Lease Term</u>	<u>Total Revenue</u>	<u>Average Revenue</u>	<u>Start Date</u>	<u>Terms</u>
Creative Learning Center	17932	Entire Campus	7 years	\$4,142,292	\$591,756.00	October 17th	NNN Lease Use: Nonpublic School for Autistic Students
909 Roosevelt Ave							
Total Rentable Square Feet			31,742				
						Expected Revenue	
<u>Tenant Name</u>	<u>Square Feet</u>	<u>Number of Classrooms</u>	<u>Lease Term</u>	<u>Total Revenue</u>	<u>Average Revenue</u>	<u>Start Date</u>	<u>Terms</u>
FIVE COMMITTEE MEMBERS VOTED FOR THIS GROUP							
Kidz Konnect, Building Kidz and Immersion 5 LLC dba L'Academy	29346	Entire campus with the exception the District's existing Pre-School of 2,396 SF deducted. Also, it is assumed that Touchstone will sublesse their SF from this tenant	10 years	\$12,111,084 Assumes 3% annual adjustments	\$1,211,108.40	Unkown	This is a NNN lease Use: Early Childhood Development and Preschools
District Preschool	2396		N/A	\$0	\$0.00		
TOTALS FOR THIS GROUP		31742		\$12,111,084	\$1,211,108		
FIVE COMMITTEE MEMBERS VOTED FOR THIS GROUP							
Challenge School	8,000 SF	To Be Determined	5 years with 3, 5-year options	\$1,529,031 Assumes 3% annual adjustments and 10-year lease	\$305,806.20	Upon receipt of approvals Conditional Use Permit, planning, and building permits for Tenant Improvement	This is a NNN lease assuming 8,000 SF Use: 200 preschool children age from 1.5 to 5.5 years old
Redwood Children's Center	5,000 SF	To Be Determined	10 years	\$2,063,498 Assumes 3% annual adjustments and 10-year lease	\$206,349.80	Upon receipt of approvals Conditional Use Permit	This is a NNN lease assuming 5,000 SF Use: In addition to continuing the preschool, the are looking to expand their program by providing wrap around care for elementary age students.
Boostan Kids	1,900 SF - 1,995 SF	To Be Determined	Not Stated	\$823,336 Assumes 3% annual adjustments and 10-year lease	\$82,333.60	Not Stated	This is a NNN lease assuming 1,995 SF Use: Early Childhood Education, language immersion, bilingual education, green living and natural food for all They need outdoor space as well
Touchstone Learning	1,920 SF	To Be Determined	10 years	\$792,383 Assumes 3% annual adjustments	\$79,238.30	November 1, 2019	This is a NNN lease assuming 1,920 SF Use: Small Learning Center serving (severely to
District Preschool	2396		N/A	\$0	\$0.00		profoundly) dyslexic students, ages six to eleven
Unleased Space	12431						
TOTALS FOR THIS GROUP		31742		\$5,208,248	\$0		
Note: Challenge skews totals as their total is for only 5 years							