### CapMetro

## 8200 Cameron Road Lease Overview

#### Temporary Police Station - 8200 Cameron Road

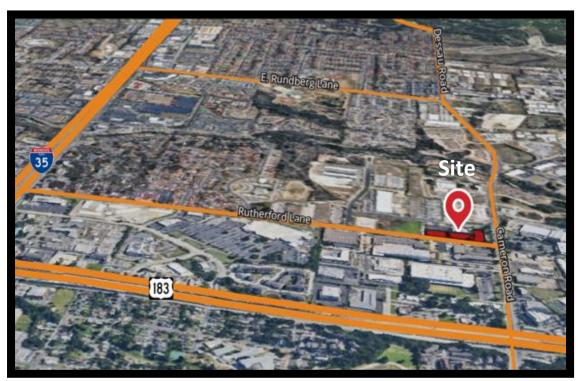
- Purpose
  - Temporary Police Station to be operational in Q1 FY24. Will serve CapMetro Police, Safety Ambassadors, & Intervention Specialists.
- Location
  - Cameron Road just north of U.S. 183
- Lease Area
  - 9,246 square feet + 32 parking spaces
- Term
  - Rental abatement for 1<sup>st</sup> six months.
  - ~\$2.75 average psf per month (~\$3.2MM opex total for full lease term including 3-year option)
  - 7.5 years + 3-year option + 4.5 year early out with 3 month rent penalty





#### Temporary Police Station - 8200 Cameron Road

- Rental Rate
  - Initial monthly NNN rental rate: \$1.08 psf
  - Average annual rate increase: ~4%
  - Initial monthly NNN opex: ~\$0.63 psf
- Additional Tenant Expenses
  - MEP System Maintenance
  - Janitorial
  - Pest Control
  - Utilities
- Initial CIP Budget: \$1,477,000
  - Tenant responsible for planning, design, communications, & FFE.
  - Landlord responsible for permitting, bidding, & construction.



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# Thank you!