

No Rent Escalation

Town of Sudbury SPS - Lease Assessment

**This is a conservative estimate of lease options and not all-inclusive as they do not include cost of renovation, ADA compliance, rent increases, and insurance.**

Site	Address	SF Available	Price/ Square Foot	Total Lease Cost Per Year	Accessible	Type	Estimated Tax Bill				Cost over 20 Years	Cost over 30 Years	Cost over 40 Years	Cost over 50 years
							(based on real tax bill)	Total Cost per year	Cost Avg.					
Actual Location	490 Boston Post Rd	7,798	\$ 17	\$ 128,667	unknown	MG	\$ 40,187	\$ 168,854	\$ 22	\$ 3,377,080	\$ 5,065,620	\$ 6,754,160	\$ 8,442,700	
Actual Location	60 Union Ave	9,000	\$ 12	\$ 108,000	unknown	Triple Net	\$ 16,619	\$ 124,619	\$ 14	\$ 2,492,380	\$ 3,738,570	\$ 4,984,760	\$ 6,230,950	
Hypothetical Ideal-Sized Building	N/A	7,713	\$ 17	\$ 127,265	N/A	N/A	\$ 39,749	\$ 167,013	\$ 22	\$ 3,340,269	\$ 5,010,404	\$ 6,680,538	\$ 8,350,673	
Proposed Fairbank Building (3% 30 Yr Bond)*	40 Fairbank Rd	7,713	\$ 35	\$ 266,488	yes	Own	N/A	\$ 266,488	\$ 35	\$ 5,329,760	\$ 7,994,640	\$ 7,994,640	\$ 7,994,640	
Proposed Fairbank Building (2.5% 20 yr Bond)*	40 Fairbank Rd	7,713	\$ 43	\$ 335,059	yes	Own	N/A	\$ 335,059	\$ 43	\$ 6,701,180	\$ 6,701,180	\$ 6,701,180	\$ 6,701,180	

\*SPS space debt cost based on % of Total Project Cost

**Notes:**

After a review of available commercial properties in Sudbury (Loopnet.com) two were deemed to approach size requirements: 490 Boston Post Road and 60 Union Ave.

60 Union Ave is believed to be too industrial in nature to be appropriate.

This analysis does not include other non-monetary factors that make leasing less desirable: higher risk for building we do not own (could be sold), no current ideal space available.

The Town Manager and Working Group do not believe leasing of a commercial property over owning a municipal building for SPS is an attractive precedent for the future.

With Rent Escalation

Town of Sudbury SPS - Lease Assessment

**This is a conservative estimate of lease options and not all-inclusive as they do not include cost of renovation, ADA compliance, and insurance.**

Site	Address	SF Available	Price/ Square Foot	Total Lease Cost Per Year	Accessible	Type	Estimated Tax Bill							
							(based on real tax bill)	Total Cost per year	Cost Avg.	Cost over 20 Years	Cost over 30 Years	Cost over 40 Years	Cost over 50 years	
Actual Location	490 Boston Post Rd	7,798	\$ 17	\$ 128,667.00	unknown	MG	\$ 40,187	\$ 168,854	\$ 22	\$ 3,930,010	\$ 6,425,383	\$ 9,379,222	\$ 12,891,928	
Actual Location	60 Union Ave	9,000	\$ 12	\$ 108,000.00	unknown	Triple Net	\$ 16,619	\$ 124,619	\$ 14	\$ 2,956,496	\$ 4,879,923	\$ 7,188,174	\$ 9,965,525	
Hypothetical Ideal-Sized Building	N/A	7,713	\$ 17	\$ 127,264.50	N/A	N/A	\$ 39,749	\$ 167,013	\$ 22	\$ 3,887,173	\$ 6,355,346	\$ 9,276,988	\$ 12,751,405	
Proposed Fairbank Building (3% 30 Yr Bond)*	40 Fairbank Rd	7,713	\$ 35	\$ 266,488.00	yes	Own	N/A	\$ 266,488	\$ 35	\$ 5,329,760	\$ 7,994,640	\$ 7,994,640	\$ 7,994,640	
Proposed Fairbank Building (2.5% 20 yr Bond)*	40 Fairbank Rd	7,713	\$ 43	\$ 335,059.00	yes	Own	N/A	\$ 335,059	\$ 43	\$ 6,701,180	\$ 6,701,180	\$ 6,701,180	\$ 6,701,180	

\*SPS space debt cost based on % of Total Project Cost

Rent Escalation per year: 2%

**Notes:**

After a review of available commercial properties in Sudbury (Loopnet.com) two were deemed to approach size requirements: 490 Boston Post Road and 60 Union Ave.

60 Union Ave is believed to be too industrial in nature to be appropriate.

This analysis does not include other non-monetary factors that make leasing less desirable: higher risk for building we do not own (could be sold), no current ideal space available.

The Town Manager and Working Group do not believe leasing of a commercial property over owning a municipal building for SPS is an attractive precedent for the future.

## Assumptions

### SPS GSF Calculation Construction

Total proposed center GSF new construction	42,575
Total proposed SPS GSF	7,713

### SPS Total Cost Based on % Total GSF

Cost Total building	\$ 28,832,000
% Building SPS	18%
% Building SPS Cost	\$ 5,223,282
Level debt at 2.5% 20 years SPS	\$ 6,701,171
Level debt at 2.5% 20 years SPS per year	\$ 335,059
Level debt at 3.0% 30 years SPS	\$ 7,994,639
Level debt at 3.0% 30 years SPS per year	\$ 266,488

### Taxes

490 Boston Post Road 2020 Tax	\$ 376,630
Total sq ft	73,082
Lease space for SPS	7,798
% sq ft lease space	11%
Est tax bill	\$ 40,187.20

60 Union Ave 2020 Tax	\$ 22,158.00
Total sq ft	12,000
Lease space for SPS	9,000
% sq ft lease space	75%
Est tax bill	\$ 16,619

490 BP Rd Rent Esc

Rent Increase %	2%			
	Rent	Taxes	Sum	
Year 1	\$ 128,667	\$ 40,187	\$ 168,854	
Year 2	\$ 131,240	\$ 40,187	\$ 171,427	
Year 3	\$ 133,865	\$ 40,187	\$ 174,052	
Year 4	\$ 136,542	\$ 40,187	\$ 176,729	
Year 5	\$ 139,273	\$ 40,187	\$ 179,460	
Year 6	\$ 142,059	\$ 40,187	\$ 182,246	
Year 7	\$ 144,900	\$ 40,187	\$ 185,087	
Year 8	\$ 147,798	\$ 40,187	\$ 187,985	
Year 9	\$ 150,754	\$ 40,187	\$ 190,941	
Year 10	\$ 153,769	\$ 40,187	\$ 193,956	
Year 11	\$ 156,844	\$ 40,187	\$ 197,031	
Year 12	\$ 159,981	\$ 40,187	\$ 200,168	
Year 13	\$ 163,181	\$ 40,187	\$ 203,368	
Year 14	\$ 166,444	\$ 40,187	\$ 206,631	
Year 15	\$ 169,773	\$ 40,187	\$ 209,960	
Year 16	\$ 173,169	\$ 40,187	\$ 213,356	
Year 17	\$ 176,632	\$ 40,187	\$ 216,819	
Year 18	\$ 180,165	\$ 40,187	\$ 220,352	
Year 19	\$ 183,768	\$ 40,187	\$ 223,955	
Year 20	\$ 187,444	\$ 40,187	\$ 227,631	\$ 3,930,010
Year 21	\$ 191,192	\$ 40,187	\$ 231,379	
Year 22	\$ 195,016	\$ 40,187	\$ 235,203	
Year 23	\$ 198,917	\$ 40,187	\$ 239,104	
Year 24	\$ 202,895	\$ 40,187	\$ 243,082	
Year 25	\$ 206,953	\$ 40,187	\$ 247,140	
Year 26	\$ 211,092	\$ 40,187	\$ 251,279	
Year 27	\$ 215,314	\$ 40,187	\$ 255,501	
Year 28	\$ 219,620	\$ 40,187	\$ 259,807	
Year 29	\$ 224,012	\$ 40,187	\$ 264,199	
Year 30	\$ 228,493	\$ 40,187	\$ 268,680	\$ 6,425,383
Year 31	\$ 233,062	\$ 40,187	\$ 273,249	
Year 32	\$ 237,724	\$ 40,187	\$ 277,911	
Year 33	\$ 242,478	\$ 40,187	\$ 282,665	
Year 34	\$ 247,328	\$ 40,187	\$ 287,515	
Year 35	\$ 252,274	\$ 40,187	\$ 292,461	
Year 36	\$ 257,320	\$ 40,187	\$ 297,507	
Year 37	\$ 262,466	\$ 40,187	\$ 302,653	
Year 38	\$ 267,716	\$ 40,187	\$ 307,903	
Year 39	\$ 273,070	\$ 40,187	\$ 313,257	
Year 40	\$ 278,531	\$ 40,187	\$ 318,718	\$ 9,379,222
Year 41	\$ 284,102	\$ 40,187	\$ 324,289	
Year 42	\$ 289,784	\$ 40,187	\$ 329,971	
Year 43	\$ 295,580	\$ 40,187	\$ 335,767	
Year 44	\$ 301,491	\$ 40,187	\$ 341,678	
Year 45	\$ 307,521	\$ 40,187	\$ 347,708	
Year 46	\$ 313,671	\$ 40,187	\$ 353,858	
Year 47	\$ 319,945	\$ 40,187	\$ 360,132	
Year 48	\$ 326,344	\$ 40,187	\$ 366,531	
Year 49	\$ 332,871	\$ 40,187	\$ 373,058	
Year 50	\$ 339,528	\$ 40,187	\$ 379,715	\$ 12,891,928

## 60 Union Rent Esc

Rent Increase %	2%		Sum	
	Rent	Taxes		
Year 1	\$ 108,000	\$ 16,619	\$ 124,619	
Year 2	\$ 110,160	\$ 16,619	\$ 126,779	
Year 3	\$ 112,363	\$ 16,619	\$ 128,982	
Year 4	\$ 114,610	\$ 16,619	\$ 131,229	
Year 5	\$ 116,903	\$ 16,619	\$ 133,522	
Year 6	\$ 119,241	\$ 16,619	\$ 135,860	
Year 7	\$ 121,626	\$ 16,619	\$ 138,245	
Year 8	\$ 124,058	\$ 16,619	\$ 140,677	
Year 9	\$ 126,539	\$ 16,619	\$ 143,158	
Year 10	\$ 129,070	\$ 16,619	\$ 145,689	
Year 11	\$ 131,651	\$ 16,619	\$ 148,270	
Year 12	\$ 134,284	\$ 16,619	\$ 150,903	
Year 13	\$ 136,970	\$ 16,619	\$ 153,589	
Year 14	\$ 139,710	\$ 16,619	\$ 156,329	
Year 15	\$ 142,504	\$ 16,619	\$ 159,123	
Year 16	\$ 145,354	\$ 16,619	\$ 161,973	
Year 17	\$ 148,261	\$ 16,619	\$ 164,880	
Year 18	\$ 151,226	\$ 16,619	\$ 167,845	
Year 19	\$ 154,251	\$ 16,619	\$ 170,870	
Year 20	\$ 157,336	\$ 16,619	\$ 173,955	\$ 2,956,496
Year 21	\$ 160,482	\$ 16,619	\$ 177,101	
Year 22	\$ 163,692	\$ 16,619	\$ 180,311	
Year 23	\$ 166,966	\$ 16,619	\$ 183,585	
Year 24	\$ 170,305	\$ 16,619	\$ 186,924	
Year 25	\$ 173,711	\$ 16,619	\$ 190,330	
Year 26	\$ 177,185	\$ 16,619	\$ 193,804	
Year 27	\$ 180,729	\$ 16,619	\$ 197,348	
Year 28	\$ 184,344	\$ 16,619	\$ 200,963	
Year 29	\$ 188,031	\$ 16,619	\$ 204,650	
Year 30	\$ 191,791	\$ 16,619	\$ 208,410	\$ 4,879,923
Year 31	\$ 195,627	\$ 16,619	\$ 212,246	
Year 32	\$ 199,540	\$ 16,619	\$ 216,159	
Year 33	\$ 203,530	\$ 16,619	\$ 220,149	
Year 34	\$ 207,601	\$ 16,619	\$ 224,220	
Year 35	\$ 211,753	\$ 16,619	\$ 228,372	
Year 36	\$ 215,988	\$ 16,619	\$ 232,607	
Year 37	\$ 220,308	\$ 16,619	\$ 236,927	
Year 38	\$ 224,714	\$ 16,619	\$ 241,333	
Year 39	\$ 229,208	\$ 16,619	\$ 245,827	
Year 40	\$ 233,792	\$ 16,619	\$ 250,411	\$ 7,188,174
Year 41	\$ 238,468	\$ 16,619	\$ 255,087	
Year 42	\$ 243,238	\$ 16,619	\$ 259,857	
Year 43	\$ 248,102	\$ 16,619	\$ 264,721	
Year 44	\$ 253,064	\$ 16,619	\$ 269,683	
Year 45	\$ 258,126	\$ 16,619	\$ 274,745	
Year 46	\$ 263,288	\$ 16,619	\$ 279,907	
Year 47	\$ 268,554	\$ 16,619	\$ 285,173	
Year 48	\$ 273,925	\$ 16,619	\$ 290,544	
Year 49	\$ 279,404	\$ 16,619	\$ 296,023	
Year 50	\$ 284,992	\$ 16,619	\$ 301,611	\$ 9,965,525

Hypothetical Rent Esc

Rent Increase %	2%		Sum	
	Rent	Taxes		
Year 1	\$ 127,265	\$ 39,749	\$ 167,014	
Year 2	\$ 129,810	\$ 39,749	\$ 169,559	
Year 3	\$ 132,406	\$ 39,749	\$ 172,155	
Year 4	\$ 135,054	\$ 39,749	\$ 174,803	
Year 5	\$ 137,755	\$ 39,749	\$ 177,504	
Year 6	\$ 140,510	\$ 39,749	\$ 180,259	
Year 7	\$ 143,320	\$ 39,749	\$ 183,069	
Year 8	\$ 146,187	\$ 39,749	\$ 185,936	
Year 9	\$ 149,111	\$ 39,749	\$ 188,860	
Year 10	\$ 152,093	\$ 39,749	\$ 191,842	
Year 11	\$ 155,135	\$ 39,749	\$ 194,884	
Year 12	\$ 158,237	\$ 39,749	\$ 197,986	
Year 13	\$ 161,402	\$ 39,749	\$ 201,151	
Year 14	\$ 164,630	\$ 39,749	\$ 204,379	
Year 15	\$ 167,923	\$ 39,749	\$ 207,672	
Year 16	\$ 171,281	\$ 39,749	\$ 211,030	
Year 17	\$ 174,707	\$ 39,749	\$ 214,456	
Year 18	\$ 178,201	\$ 39,749	\$ 217,950	
Year 19	\$ 181,765	\$ 39,749	\$ 221,514	
Year 20	\$ 185,400	\$ 39,749	\$ 225,149	\$ 3,887,173
Year 21	\$ 189,108	\$ 39,749	\$ 228,857	
Year 22	\$ 192,891	\$ 39,749	\$ 232,640	
Year 23	\$ 196,748	\$ 39,749	\$ 236,497	
Year 24	\$ 200,683	\$ 39,749	\$ 240,432	
Year 25	\$ 204,697	\$ 39,749	\$ 244,446	
Year 26	\$ 208,791	\$ 39,749	\$ 248,540	
Year 27	\$ 212,967	\$ 39,749	\$ 252,716	
Year 28	\$ 217,226	\$ 39,749	\$ 256,975	
Year 29	\$ 221,571	\$ 39,749	\$ 261,320	
Year 30	\$ 226,002	\$ 39,749	\$ 265,751	\$ 6,355,346
Year 31	\$ 230,522	\$ 39,749	\$ 270,271	
Year 32	\$ 235,132	\$ 39,749	\$ 274,881	
Year 33	\$ 239,835	\$ 39,749	\$ 279,584	
Year 34	\$ 244,632	\$ 39,749	\$ 284,381	
Year 35	\$ 249,524	\$ 39,749	\$ 289,273	
Year 36	\$ 254,515	\$ 39,749	\$ 294,264	
Year 37	\$ 259,605	\$ 39,749	\$ 299,354	
Year 38	\$ 264,797	\$ 39,749	\$ 304,546	
Year 39	\$ 270,093	\$ 39,749	\$ 309,842	
Year 40	\$ 275,495	\$ 39,749	\$ 315,244	\$ 9,276,988
Year 41	\$ 281,005	\$ 39,749	\$ 320,754	
Year 42	\$ 286,625	\$ 39,749	\$ 326,374	
Year 43	\$ 292,358	\$ 39,749	\$ 332,107	
Year 44	\$ 298,205	\$ 39,749	\$ 337,954	
Year 45	\$ 304,169	\$ 39,749	\$ 343,918	
Year 46	\$ 310,252	\$ 39,749	\$ 350,001	
Year 47	\$ 316,457	\$ 39,749	\$ 356,206	
Year 48	\$ 322,786	\$ 39,749	\$ 362,535	
Year 49	\$ 329,242	\$ 39,749	\$ 368,991	
Year 50	\$ 335,827	\$ 39,749	\$ 375,576	\$ 12,751,405