

Manassas City Public Schools
Comparison of 8700 Centreville Road to Police Station

<u>Building Size</u>	<u>Square Feet</u>	<u>Cost</u>	<u>Per SF Cost</u>
8700 Centreville Road	54,654	\$ 10,750,000	\$ 196.69
Police Station	22,693	\$ 11,100,000	\$ 489.14
Current Space Use	18,935		
Centreville Road Available Space	8,973		

<u>Unit</u>	<u>Tenants</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Lease Expiration Date</u>	<u>Remaining Lease Payments</u>
101	A	\$ 4,967.30	\$ 59,607.60	5/31/24	\$ 84,444.10
102	B	\$ 5,727.13	\$ 68,725.56	12/31/23	\$ 68,725.56
203	C	\$ 1,921.88	\$ 23,062.56	10/31/26	\$ 88,406.48
205	D	\$ 4,539.00	\$ 54,468.00	3/31/27	\$ 231,489.00
300	E	\$ 10,634.49	\$ 127,613.88	3/15/23	\$ 31,903.47
410	MCPS	\$ 35,327.26	\$ 423,927.12	6/30/23	\$ 211,963.56
Branch	F	\$ 14,367.50	\$ 172,410.00	3/11/28	\$ 905,152.50
Roof	G	\$ 2,281.21	\$ 27,374.52	12/15/24	\$ 54,749.04
Total		\$ 79,765.77	\$ 957,189.24		\$ 1,676,833.71

<u>2013</u>		<u>2022 Assessed Value</u>
Last Sell Price	\$ 10,250,000	
Assessed Value	\$ 8,147,200	\$ 5,049,400.00

<u>Vacancies</u>	<u>Square Footage</u>
#200	1,988
#202	2,605
#206	4,380
Basement	6,140
Subtotal	15,113
Less	(6,140)
Total	8,973

Total Projected Rent \$ 957,189.24

<u>Projected Costs</u>	
Custodial	\$ (71,716.00)
Landscaping	\$ (20,523.00)
Security	\$ (1,419.00)
Insurance	\$ (11,227.00)
Exterminator	\$ (553.00)
Fire/Life/Safety	\$ (2,959.00)
Trash Removal	\$ (5,189.00)
Telephone	\$ (2,425.00)
Electric Utility	\$ (93,847.00)
Water Utility	\$ (11,555.00)
Total Projected Costs	\$ (221,413.00)
Excess Rent Over Projected Costs	\$ 735,776.24

Owner Provided Costs