

# MADISON BUSINESS PARK

## PRICE LIST AND CONSTRUCTION ESTIMATES

Lot #	Plan	Lot Size (SF)	Total Commercial Space (SF)	FAR	Asking Price	Estimated Shell Cost	Estimated Total Investment	Down Payment (SBA Financing)	Debt Service (25 Yr Term)	Debt Service (\$/SF)
						\$90		10%	7.0%	
1	A	18,400	6,090	0.33	N/A					
2	A	18,300	5,610	0.31	N/A					
3	B	16,600	6,300	0.38	\$415,000	567,000	\$982,000	\$98,200	\$6,247	\$0.99
4	B	16,600	6,300	0.38	\$450,000	567,000	\$1,017,000	\$101,700	\$6,469	\$1.03
5	C	16,700	5,500	0.33	\$510,000	495,000	\$1,005,000	\$100,500	\$6,393	\$1.16
6	C	17,480	5,500	0.31	\$550,000	495,000	\$1,045,000	\$104,500	\$6,647	\$1.21
7	A	18,400	6,330	0.34	N/A					
8	A	18,300	5,850	0.32	N/A					
9	B	16,600	6,300	0.38	\$415,000	567,000	\$982,000	\$98,200	\$6,247	\$0.99
10	B	16,600	6,300	0.38	\$450,000	567,000	\$1,017,000	\$101,700	\$6,469	\$1.03
11	C	16,700	5,500	0.33	\$510,000	495,000	\$1,005,000	\$100,500	\$6,393	\$1.16
12	C	17,480	5,500	0.31	\$550,000	495,000	\$1,045,000	\$104,500	\$6,647	\$1.21
<b>Totals</b>		<b>208,160</b>	<b>71,080</b>	<b>0.34</b>						

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**OFFERED BY:**  
**JNM COMPANY**  
**Exclusive Listing Agent**  
**831.625.1414**

Effective November 20, 2008