

# Lease Abstract

Printed: 01/30/2025

**Lease ID:** 902-E001

**Building:** 902-910 TECHNOLOGY BLVD

**Landlord:** Advanced Technology, Inc.

**Address:** 900/910/920 TECHNOLOGY BLVD S

**Tenant:** MSU

BOZEMAN, MT 59718

## Lease Overview

Rentable SF	Security Deposit	Monthly Rent	Annual Rent	Cost per SF	Commence Date	Expiration Date
59,076	0	\$46,325.43	\$555,905.16	\$9.41	02/01/2023	08/31/2027

## Critical Dates

Type	Date		Description / Purchase Price
Purchase Option	02/28/2027		Must exercise written option to purchase by this date and close by 8/31/27
	09/01/2024	08/31/2025	\$6,244,127 (\$106 PSF)
	09/01/2025	08/31/2026	\$6,349,042 (\$107 PSF)
	09/01/2026	08/31/2027	\$6,458,160 (\$109 PSF)
END	08/31/2027		Lease End
Fair Market Purchase	09/01/2027		Est. \$16M - \$18M; BZN comps @ \$275 - \$300 PSF for sale

## Financial: Rent Schedule

Projected Cost (Mo)	Actual Cost (Mo)	Annual Cost	Start Date	End Date	Comments
\$118,152	\$0	\$1,417,824	09/01/2027	08/31/2028	\$24.00 PSF (High BZN Market)
\$91,076	\$0	\$1,092,912	09/01/2027	08/31/2028	\$18.50 PSF (Low BZN Market)
\$48,196	\$0	\$578,354	09/01/2026	08/31/2027	\$9.79 PSF
\$47,261	\$0	\$567,130	09/01/2025	08/31/2026	\$9.60 PSF
\$0	\$46,325	\$555,905	09/01/2024	08/31/2025	\$9.41 PSF
\$0	\$45,439	\$545,271	09/01/2023	08/31/2024	\$9.23 PSF

## O&M and Capital Improvement Expenditures since 2017 lease commencement

Initial Renovation 2017	\$3,672,329	
Façade Removal	\$39,104	
Operations, Maintenance, Utilities	\$208,000 per year	
Roof Replacement	\$1,267,383	

## Other

<b>Purchase comps</b>	Current fair market value in Bozeman for comparable building purchase is between \$16M - \$18M. Using historical market increase data, we can assume fair market purchase rate increases of 4-6% between now and 9/1/2027 when the favorable lease terminates. A second brokers opinion has been requested and will be available 2/4/2025.
<b>Lease comps</b>	Current fair market value in Bozeman for comparable building lease rates ranges between \$18.50 and \$24.00 PSF. Using historical market increase data, we can assume fair market rental value to increase 4-6% between now and 9/1/2027 when the favorable lease terminates which will increase the anticipated annual base rent from \$560,00 to approximately \$1.4M.