

4th & Highland Retail Space
 Submittal Summary

Submitter: United Broadcasting Group, Inc.
 Wilmington, DE corporate office
 Ronald Hill, President

Base Rent: \$5,041.20 per month beginning in Month 3
 (First two months free rent during build-out)
 \$7.20/SF annual rent

Rent Adjustment: 7% per year

Base Term: Five years

Renewals: One five-year renewal

Additional Payments \$25,000/year for common expenses and payment in lieu of taxes

Commission 6%

Use: Half used for upscale restaurant, lounge & social club catering to 25 & up patrons
 Half used for FCC-regulated radio station with a format of urban adult contemporary, Top 40 and Gospel music. Party has previously secured a FM license from the FCC

Needed Approvals: Class B Liquor License with dance component, Food License

Proposed Renovations: \$350,000; cash

Rent Schedule

Year	Amount	Unit Rent	
1	\$ 50,412.00	\$ 7.20	Two months free
2	\$ 64,728.96	\$ 7.70	7% annual increases
3	\$ 69,260.04	\$ 8.24	
4	\$ 74,108.28	\$ 8.82	
5	\$ 79,295.88	\$ 9.43	
5-year total	\$ 337,805.16		

4th & Highland Retail Space
 Submittal Summary

Submitter: Downtown Silk MKE, LLC
 Milwaukee, WI corporate office
 Joe Ferraro, Managing Principal

Base Rent: \$10,000.00 per month
 \$14.27/SF annual rent

Rent Adjustment: 2% per year

Base Term: 10 years

Renewals: Four five-year renewals

Additional Payment: \$25,000/year for common expenses and payment in lieu of taxes

Commission: 4% or \$5.71/SF, which would equal \$48,003.97

Use: Upscale gentlemen’s club (aka an adult nightclub)

Needed Approvals: Class B Tavern License, PEP License

Proposed Renovations: \$1,160,000; personally financed

Rent Schedule

Year	Amount	Unit Rent	
1	\$ 120,000.00	\$ 14.27	
2	\$ 122,400.00	\$ 14.56	2% annual increases
3	\$ 124,848.00	\$ 14.85	
4	\$ 127,344.96	\$ 15.15	
5	\$ 129,891.84	\$ 15.45	
5-Year Total	\$ 624,484.80		

Full 10-Year Rent Schedule

Year	Amount	Unit Rent	
6	\$ 132,489.72	\$ 15.76	
7	\$,139.56	\$ 16.07	
8	\$ 137,842.32	\$ 16.40	
9	\$ 140,599.20	\$ 16.72	
10	\$ 143,411.16	\$ 17.06	
10 Year Total	\$ 1,313,966.76		