

Vista Community Clinic (VCC)- Libby Lake
4700 North River Road, Oceanside

VCC- Libby Lake Building Square Footage and Monthly Rent Breakdown							
Room Name	Building	Suite	Square Footage	Rent Per Square	Rent per		Annual Rent
				Foot	Month		
Dental Clinic	3	A	3,143	\$ 0.45	\$ 1,414.35	\$	16,972.20
Classroom	3	C	626	\$ 1.03	\$ 644.78	\$	7,737.36
Expansion Space	3	C	498	\$ 1.03	\$ 512.94	\$	6,155.28
Teen Center	3	B	1,539	\$ -	\$ -		
Medical Clinic	2	A	2,903	\$ -	\$ -		
TOTAL			8,709		\$ 2,572.07	\$	30,864.84

VCC- Libby Lake CAM Charges (Includes Utility Exp Recovery)							
Total Building Square Footage	VCC Occupancy by Square Foot	Monthly CAM Cost PSF	Annual CAM Cost PSF	Monthly CAM Cost	Annual CAM Cost	VCC- Percentage of Building Occupancy	
12,726	8,709	\$ 0.70	\$ 8.37	\$ 6,071.72	\$ 72,860.64		68.43%

VCC- Libby Lake Remaining Term Costs By Fiscal Year (1/14/2026 thru 8/31/2033)

Fiscal Year 25/26			
1/14/25-6/30/26- 5 months 17 days	\$ 14,317.86	\$ 33,799.24	\$ 48,117.10
Fiscal Year 26/27			
7/1/26- 6/30/27- 12 months	\$ 30,864.84	\$ 72,860.64	\$ 103,725.48
Fiscal Year 27/28			
7/1/27- 8/31/27- 2 months	\$ 5,144.14	\$ 12,143.44	\$ 17,287.58
9/1/27-6/30/28- 10 months	\$ 26,235.11	\$ 60,717.20	\$ 86,952.31
TOTAL	\$ 31,379.25	\$ 72,860.64	\$ 104,239.89
Fiscal Year 28/29			
7/1/28- 8/31/28- 2 months	\$ 5,247.02	\$ 12,143.44	\$ 17,390.46
9/1/28-6/30/29- 10 months	\$ 26,759.80	\$ 60,717.20	\$ 87,477.00
TOTAL	\$ 32,006.82	\$ 72,860.64	\$ 104,867.46
Fiscal Year 29/30			
7/1/29- 8/31/29- 2 months	\$ 5,351.96	\$ 12,143.44	\$ 17,495.40
9/1/29-6/30/30- 10 months	\$ 27,295.00	\$ 60,717.20	\$ 88,012.20
TOTAL	\$ 32,646.96	\$ 72,860.64	\$ 105,507.60
Fiscal Year 30/31			
7/1/30- 8/31/30- 2 months	\$ 5,459.00	\$ 12,143.44	\$ 17,602.44
9/1/30-6/30/31- 10 months	\$ 27,840.90	\$ 60,717.20	\$ 88,558.10
TOTAL	\$ 33,299.90	\$ 72,860.64	\$ 106,160.54
Fiscal Year 31/32			
7/1/31- 8/31/31- 2 months	\$ 5,568.18	\$ 12,143.44	\$ 17,711.62
9/1/31-6/30/32- 10 months	\$ 28,397.72	\$ 60,717.20	\$ 89,114.92
TOTAL	\$ 33,965.90	\$ 72,860.64	\$ 106,826.54
Fiscal Year 32/33			
7/1/32- 8/31/32- 2 months	\$ 5,679.54	\$ 12,143.44	\$ 17,822.98
9/1/32-6/30/33- 10 months	\$ 28,965.65	\$ 60,717.20	\$ 89,682.85
TOTAL	\$ 34,645.19	\$ 72,860.64	\$ 107,505.83
Fiscal Year 33/34			
7/1/33- 8/31/33- 2 months	\$ 5,793.14	\$ 12,143.44	\$ 17,936.58
TOTAL COST FROM 12/1/2025-8/31/2033	\$ 248,919.86	\$ 555,967.16	\$ 804,887.02

*rent prorated based on a 30 day month