

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

VCC- Libby Lake Building Square Footage and Monthly Rent Breakdown						
<u>Room Name</u>	<u>Building</u>	<u>Suite</u>	<u>Square Footage</u>	<u>Rent Per Square Foot</u>	<u>Rent per Month</u>	<u>Annual Rent</u>
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		Monthly CAM Cost	Annual CAM Cost	Building Occupancy
		Cost PSF	Annual CAM Cost PSF			
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	Annual Rent	Annual CAM Cost	Total Annual Cost
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			
8/31/2033	\$ 248,919.86	\$ 555,967.16	\$ 804,887.02

*rent prorated based on a 30 day month