

780 S. Zaragoza – UETA LEASE

Mary Lou Espinoza, MBA – Capital Assets Manager

City Council – July 6, 2022

Strategic Goal 6 – Set the Standard for Sound Governance and Fiscal Management



Overview

Tenant: UETA of Texas, Inc

Location: 780 S. Zaragoza

Leased SqFt: 6300

Market Rental Rate: \$19 psf

Initial Term: 10 years

Renewal Terms: 2 options of 10 years each



Agreement Details

TOTAL LEASE VALUE: \$6,293,434.85

- **Base Rent Value (30 years): \$4,070,944.85**
 - Years 1-5: \$598,500.00
 - Years 6-10: \$628,425.00
 - Years 11-15: \$659,846.25
 - Years 16-20: \$692,838.55
 - Years 21-25: \$727,480.50
 - Years 26-30: \$763,854.55
- **Exclusivity Value (30 years): \$962,490.00**
- **Percent of Sales (30 Years): \$1,260,000.000**
 - ~\$42k/yr (10yr historical data average)



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People