

**Projection Descriptions**  
Pentium Place  
12,000 Sq. Ft Office Building

September 28, 2009  
Investit Decisions  
Real Estate Investment Yearly

**EXPENSES PROJECTIONS**

**Property Taxes**

Entry Choice: Amount

Year 1                   \$30,000  
                                  Compounding at 3.00% per year for next 10 years

**Insurance**

Entry Choice: Amount

Year 1                   \$10,000  
                                  Compounding at 4.00% per year for next 10 years

**Maintenance**

Entry Choice: \$ per Month

Year 1                   \$1,000 per Month for 1 year  
                                  Compounding at 4.00% per year for next 10 years

**Utilities**

Entry Choice: \$ per Month

Year 1                   \$1,400 per Month for 1 year  
                                  Compounding at 3.00% per year for next 10 years

**Property Management**

Entry Choice: % of Effective Gross Income

Year 1                   5.00% of Effective Gross Income  
                                  Constant per year for next 10 years

**REVENUE PROJECTIONS**

**Base Rent**

Entry Choice: \$ per Unit of Total Rentable Area per Year

Quantity: 12,000

Year 1 Jan                Stepped Projection (Lease)  
                                  Term 1: \$15.00 per Unit of Total Rentable Area per Year for 5 years  
                                  Term 2: Increased by 3.00% compounding per year to \$17.39 per Unit of Total Rentable Area per Year for 5 years  
                                  Term 3: Increased by 3.00% compounding per year to \$20.16 per Unit of Total Rentable Area per Year for 1 year

**Free Rent**

Entry Choice: % of Rent

Year 1                   0.08%  
                                  Constant per year for next 0 year

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Year 1            0.08%. Single Entry  
Year 2            0.08%. Single Entry

**Recoverable Expenses**

Entry Choice: \$ per Unit of Total Rentable Area per Year

Quantity: 12,000

Year 1            \$4.00 per Unit of Total Rentable Area per Year  
                         Compounding at 3.00% per year for next 10 years

**Parking**

Entry Choice: \$ per Space per Month

Quantity: 30

Year 1            \$30.00 per Space per Month for 1 year  
                         Compounding at 3.00% per year for next 10 years