

Income & Expense Statement Yearly

Capital Plaza
Office Lease Analysis Landlord

September 23, 2009
Investit Decisions
Lease Analysis Landlord Office V2

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
REVENUE										
General Revenue	10,800	10,980	11,160	11,352	11,556	11,760	11,964	12,180	12,396	12,624
Rental Revenue	186,750	232,200	232,200	232,450	233,100	262,144	262,844	263,569	264,294	265,069
Rental Income	197,550	243,180	243,360	243,802	244,656	273,904	274,808	275,749	276,690	277,693
Less: Vacancy & Credit Loss Allowance										
General Revenue	-	-	-	-	-	-	-	-	-	-
Rental Revenue	-	-	-	-	-	-	-	-	-	-
Effective Gross Income	197,550	243,180	243,360	243,802	244,656	273,904	274,808	275,749	276,690	277,693
Operating Expenses										
General Expenses	1,500	1,545	1,590	1,638	1,689	1,740	1,791	1,845	1,899	1,956
Rental Expenses	111,775	81,136	83,556	86,060	88,648	91,295	94,051	96,866	99,790	102,773
	113,275	82,681	85,146	87,698	90,337	93,035	95,842	98,711	101,689	104,729
Net Operating Income	84,275	160,499	158,214	156,104	154,319	180,869	178,966	177,038	175,001	172,964

Landlord. Operating Cash Flow Yearly
 Capital Plaza
 Office Lease Analysis Landlord

September 23, 2009
 Investit Decisions
 Lease Analysis Landlord Office V2

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CASH FLOW BEFORE TAX										
Rental Revenue	186,750	232,200	232,200	232,450	233,100	262,144	262,844	263,569	264,294	265,069
General Revenue	10,800	10,980	11,160	11,352	11,556	11,760	11,964	12,180	12,396	12,624
	197,550	243,180	243,360	243,802	244,656	273,904	274,808	275,749	276,690	277,693
Less: Vacancy & Credit Loss Allow.	-	-	-	-	-	-	-	-	-	-
Effective Gross Income	197,550	243,180	243,360	243,802	244,656	273,904	274,808	275,749	276,690	277,693
Less: Rental Expenses	111,775	81,136	83,556	86,060	88,648	91,295	94,051	96,866	99,790	102,773
General Expenses	1,500	1,545	1,590	1,638	1,689	1,740	1,791	1,845	1,899	1,956
Net Operation Income	84,275	160,499	158,214	156,104	154,319	180,869	178,966	177,038	175,001	172,964
Less: Financing										
Principal Payments	3,768	4,075	4,408	4,768	5,157	5,577	6,033	6,525	7,057	7,632
Interest payments	4,194	3,887	3,554	3,195	2,806	2,385	1,930	1,438	905	329
	7,962	7,962	7,962	7,962	7,962	7,962	7,962	7,962	7,962	7,961
Plus: Tenant Loans										
Principal Payments	4,868	5,378	5,941	6,563	7,250	-	-	-	-	-
Interest payments	2,781	2,271	1,708	1,086	399	-	-	-	-	-
	7,649	7,649	7,649	7,649	7,648	-	-	-	-	-
CASH FLOW BEFORE TAX	83,962	160,186	157,901	155,791	154,005	172,907	171,004	169,076	167,039	165,003
Less: Income Tax	34,357	65,858	64,837	63,874	63,031	74,222	73,644	73,069	72,465	71,877
CASH FLOW AFTER TAX	49,605	94,328	93,064	91,917	90,974	98,684	97,360	96,006	94,574	93,126
TAX CALCULATIONS										
Net Operation Income	84,275	160,499	158,214	156,104	154,319	180,869	178,966	177,038	175,001	172,964
Plus: Tenant Loan Interest Payments	2,781	2,271	1,708	1,086	399	-	-	-	-	-
Less: Financing Interest Payments	4,194	3,887	3,554	3,195	2,806	2,385	1,930	1,438	905	329
CCA Claim	1,060	2,078	1,994	1,914	1,838	1,764	1,694	1,626	1,561	1,499
Taxable Income	81,801	156,805	154,374	152,081	150,074	176,720	175,342	173,975	172,535	171,136
Income Tax at 42.00%	34,357	65,858	64,837	63,874	63,031	74,222	73,644	73,069	72,465	71,877

Landlord. Net Cash Flow & Net Effective Rent (Before Tax)

Capital Plaza
Office Lease Analysis Landlord

September 23, 2009

Investit Decisions

Lease Analysis Landlord Office V2

LANDLORD

Year	Leasehold Improvements Costs	Financing of Improvements		Tenant Loans		Operating Cash Flow (Before Tax)	Termination Costs (Before Tax)	Net Cash Flow (Before Tax)
		Borrow	Paid Back	Loan	Paid Back			
Year 1 Jan-Year 1 Dec	\$ (53,000)	\$ 55,000	-	\$ (30,000)	-	\$ 83,962	-	\$ 55,962
Year 2 Jan-Year 2 Dec	-	-	-	-	-	160,186	-	160,186
Year 3 Jan-Year 3 Dec	-	-	-	-	-	157,901	-	157,901
Year 4 Jan-Year 4 Dec	-	-	-	-	-	155,791	-	155,791
Year 5 Jan-Year 5 Dec	-	-	-	-	-	154,005	-	154,005
Year 6 Jan-Year 6 Dec	-	-	-	-	-	172,907	-	172,907
Year 7 Jan-Year 7 Dec	-	-	-	-	-	171,004	-	171,004
Year 8 Jan-Year 8 Dec	-	-	-	-	-	169,076	-	169,076
Year 9 Jan-Year 9 Dec	-	-	-	-	-	167,039	-	167,039
Year 10 Jan-Year 10 Dec	-	-	-	-	-	165,003	(25,000)	140,003
						Total Net Cash Flow (Before Tax)		1,503,871
						Net Present Value (NPV) at 13.00%		776,506

Before Tax Summary

Total Rentable Area 8,400 Sq. Ft
Total Usable Area 7,119 Sq. Ft

Total Net Cash Flow \$ 1,503,871
Average Annual Net Cash Flow \$ 150,387 per Year
Average Monthly Net Cash Flow \$ 12,532 per Month

	<u>Rentable Area</u>	<u>Usable Area</u>
Total Rate	\$ 179.03 Sq. Ft	\$ 211.25 Sq. Ft
Average Effective Annual Rate	\$ 17.90 Sq. Ft per Yr	\$ 21.12 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 1.49 Sq. Ft per Mo	\$ 1.76 Sq. Ft per Mo

Net Present Value at 13.00% \$ 776,506

Net Effective Rent at 13.00%
\$ 9.24 Sq. Ft per Yr \$ 10.91 Sq. Ft per Yr
\$ 0.77 Sq. Ft per Mo \$ 0.91 Sq. Ft per Mo

Landlord. Net Cash Flow & Net Effective Rent (After Tax)

Capital Plaza
Office Lease Analysis Landlord

September 23, 2009
Investit Decisions
Lease Analysis Landlord Office V2

LANDLORD

Year	Leasehold Improvements Costs	Financing of Improvements		Tenant Loans		Operating Cash Flow (After Tax)	Termination Costs and Tax Recoveries (After Tax)	Net Cash Flow (After Tax)
		Borrow	Paid Back	Loan	Paid Back			
Year 1 Jan-Year 1 Dec	\$ (53,000)	\$ 55,000	-	\$ (30,000)	-	\$ 49,605	-	\$ 21,605
Year 2 Jan-Year 2 Dec	-	-	-	-	-	94,328	-	94,328
Year 3 Jan-Year 3 Dec	-	-	-	-	-	93,064	-	93,064
Year 4 Jan-Year 4 Dec	-	-	-	-	-	91,917	-	91,917
Year 5 Jan-Year 5 Dec	-	-	-	-	-	90,974	-	90,974
Year 6 Jan-Year 6 Dec	-	-	-	-	-	98,684	-	98,684
Year 7 Jan-Year 7 Dec	-	-	-	-	-	97,360	-	97,360
Year 8 Jan-Year 8 Dec	-	-	-	-	-	96,006	-	96,006
Year 9 Jan-Year 9 Dec	-	-	-	-	-	94,574	-	94,574
Year 10 Jan-Year 10 Dec	-	-	-	-	-	93,126	(9,892)	83,234
						Total Net Cash Flow (After Tax)		861,745
						Net Present Value (NPV) at 7.54%		571,897

After Tax Summary

Total Rentable Area	8,400 Sq. Ft
Total Usable Area	7,119 Sq. Ft
Total Net Cash Flow	\$ 861,745
Average Annual Net Cash Flow	\$ 86,175 per Year
Average Monthly Net Cash Flow	\$ 7,181 per Month

	<u>Rentable Area</u>	<u>Usable Area</u>
Total Rate	\$ 102.59 Sq. Ft	\$ 121.05 Sq. Ft
Average Effective Annual Rate	\$ 10.26 Sq. Ft per Yr	\$ 12.10 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 0.85 Sq. Ft per Mo	\$ 1.01 Sq. Ft per Mo
Net Present Value at 7.54%	\$ 571,897	
Net Effective Rent at 7.54%	\$ 6.81 Sq. Ft per Yr	\$ 8.03 Sq. Ft per Yr
	\$ 0.57 Sq. Ft per Mo	\$ 0.67 Sq. Ft per Mo

Landlord. Net Income & Effective Rent (Before Tax)

Capital Plaza
Office Lease Analysis Landlord

September 23, 2009
Investit Decisions
Lease Analysis Landlord Office V2

Year	Rental Income	Vacancy	Expenses	Net Operating Income (Before Tax)	Equiv. Rent Rates			
					Rentable Area		Usable Area	
					\$ per Sq. Ft per Yr.	\$ per Sq. Ft per Mo.	\$ per Sq. Ft per Yr.	\$ per Sq. Ft per Mo.
Year 1 Jan	-	-	-	-	-	-	-	-
Year 1 Jan-Year 1 Dec	197,550	-	113,275	84,275	10.03	0.84	11.84	0.99
Year 2 Jan-Year 2 Dec	243,180	-	82,681	160,499	19.11	1.59	22.55	1.88
Year 3 Jan-Year 3 Dec	243,360	-	85,146	158,214	18.84	1.57	22.22	1.85
Year 4 Jan-Year 4 Dec	243,802	-	87,698	156,104	18.58	1.55	21.93	1.83
Year 5 Jan-Year 5 Dec	244,656	-	90,337	154,319	18.37	1.53	21.68	1.81
Year 6 Jan-Year 6 Dec	273,904	-	93,035	180,869	21.53	1.79	25.41	2.12
Year 7 Jan-Year 7 Dec	274,808	-	95,842	178,966	21.31	1.78	25.14	2.09
Year 8 Jan-Year 8 Dec	275,749	-	98,711	177,038	21.08	1.76	24.87	2.07
Year 9 Jan-Year 9 Dec	276,690	-	101,689	175,001	20.83	1.74	24.58	2.05
Year 10 Jan-Year 10 Dec	277,693	-	104,729	172,964	20.59	1.72	24.30	2.02
Total Net Operating Income				\$ 1,598,249				
Net Present Value at 13.00%				\$ 828,173				

Before Tax Financial Summary

Total Rentable Area 8,400 Sq. Ft
Total Usable Area 7,119 Sq. Ft

Total Net Operating Income \$ 1,598,249
Average Annual Net Operating Income \$ 159,825 per Year
Average Monthly Net Operating Income \$ 13,319 per Month

	<u>Rentable Area</u>	<u>Usable Area</u>
Total Rate	\$ 190.27 Sq. Ft	\$ 224.50 Sq. Ft
Average Effective Annual Rate	\$ 19.03 Sq. Ft per Yr	\$ 22.45 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 1.59 Sq. Ft per Mo	\$ 1.87 Sq. Ft per Mo

Net Present Value (NPV) at 13.00% **\$ 828,173**
Overall Net Effective Rent at 13.00%
 \$ 9.86 Sq. Ft per Yr **\$ 11.63 Sq. Ft per Yr**
 \$ 0.82 Sq. Ft per Mo **\$ 0.97 Sq. Ft per Mo**

Landlord. Revenue & Expense Calculations Yearly

Capital Plaza

Office Lease Analysis Landlord

September 23, 2009

Investit Decisions

Lease Analysis Landlord Office V2

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
GENERAL REVENUE										
Sign Rental	6,000	6,180	6,360	6,552	6,756	6,960	7,164	7,380	7,596	7,824
Parking	7,500	7,725	7,956	8,196	8,442	8,694	8,955	9,225	9,501	9,786
Rent Cap Adjustment	(2,700)	(2,925)	(3,156)	(3,396)	(3,642)	(3,894)	(4,155)	(4,425)	(4,701)	(4,986)
	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800
General Revenue Total	10,800	10,980	11,160	11,352	11,556	11,760	11,964	12,180	12,396	12,624
RENT ROLL REVENUE										
105 CTA Realty										
Base Rent	135,700	135,700	135,700	135,700	135,700	157,294	157,294	157,294	157,294	157,294
Free Rent Adjustment	(33,925)	-	-	-	-	-	-	-	-	-
	101,775	135,700	135,700	135,700	135,700	157,294	157,294	157,294	157,294	157,294
Recoverable Expenses	53,100	54,693	56,345	57,997	59,767	61,537	63,425	65,313	67,260	69,266
Recoverable Expense Cap Adjustment	-	(693)	(2,345)	(3,997)	(5,767)	(7,537)	(9,425)	(11,313)	(13,260)	(15,266)
	53,100	54,000	54,000	54,000	54,000	54,000	54,000	54,000	54,000	54,000
Tenant Total	154,875	189,700	189,700	189,700	189,700	211,294	211,294	211,294	211,294	211,294
306 CTA Realty										
Base Rent	42,500	42,500	42,500	42,500	42,500	49,275	49,275	49,275	49,275	49,275
Free Rent Adjustment	(10,625)	-	-	-	-	-	-	-	-	-
	31,875	42,500	42,500	42,500	42,500	49,275	49,275	49,275	49,275	49,275
Recoverable Expenses	20,000	20,600	21,225	21,850	22,500	23,175	23,875	24,600	25,325	26,100
Recoverable Expense Stop Adjustment	(20,000)	(20,600)	(21,225)	(21,600)	(21,600)	(21,600)	(21,600)	(21,600)	(21,600)	(21,600)
	-	-	-	250	900	1,575	2,275	3,000	3,725	4,500
Tenant Total	31,875	42,500	42,500	42,750	43,400	50,850	51,550	52,275	53,000	53,775
Rental Revenue Total	186,750	232,200	232,200	232,450	233,100	262,144	262,844	263,569	264,294	265,069
TOTAL REVENUE	197,550	243,180	243,360	243,802	244,656	273,904	274,808	275,749	276,690	277,693
GENERAL EXPENSES										
Parking Maintenance	1,500	1,545	1,590	1,638	1,689	1,740	1,791	1,845	1,899	1,956
General Expenses Total	1,500	1,545	1,590	1,638	1,689	1,740	1,791	1,845	1,899	1,956

Landlord. Revenue & Expense Calculations Yearly
 Capital Plaza
 Office Lease Analysis Landlord

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 Investit Decisions
 Lease Analysis Landlord Office V2

RENTAL EXPENSES

105 CTA Realty

Expenses paid by Landlord	57,525	59,236	61,006	62,835	64,723	66,670	68,676	70,741	72,865	75,048
Leasing Fee	26,000	-	-	-	-	-	-	-	-	-
Tenant Total	83,525	59,236	61,006	62,835	64,723	66,670	68,676	70,741	72,865	75,048

306 CTA Realty

Expenses paid by Landlord	21,250	21,900	22,550	23,225	23,925	24,625	25,375	26,125	26,925	27,725
Leasing Fee	7,000	-	-	-	-	-	-	-	-	-
Tenant Total	28,250	21,900	22,550	23,225	23,925	24,625	25,375	26,125	26,925	27,725

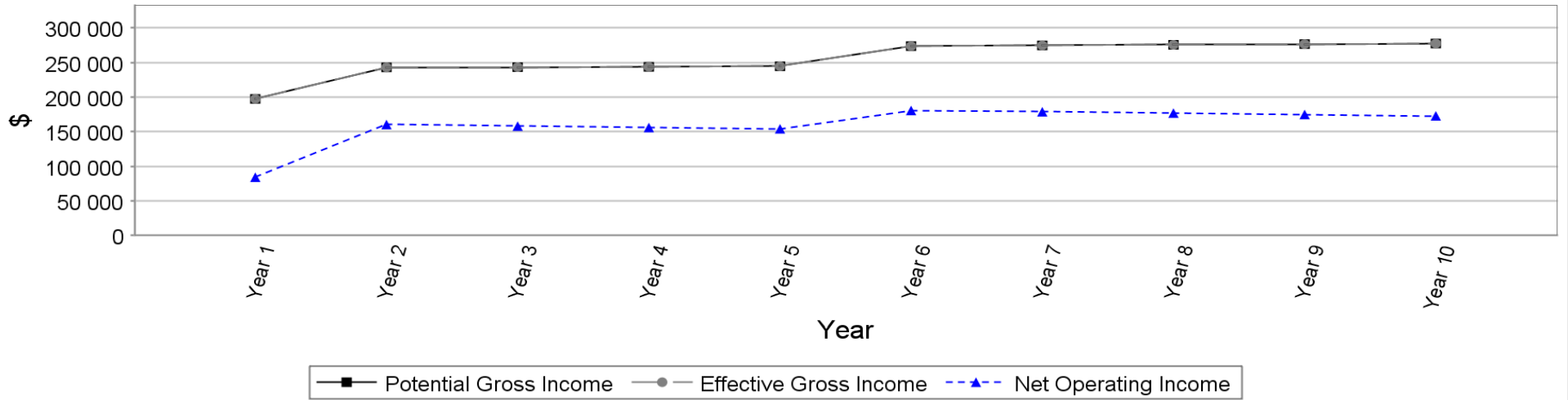
Rental Expenses Total	111,775	81,136	83,556	86,060	88,648	91,295	94,051	96,866	99,790	102,773
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TOTAL EXPENSES	113,275	82,681	85,146	87,698	90,337	93,035	95,842	98,711	101,689	104,729
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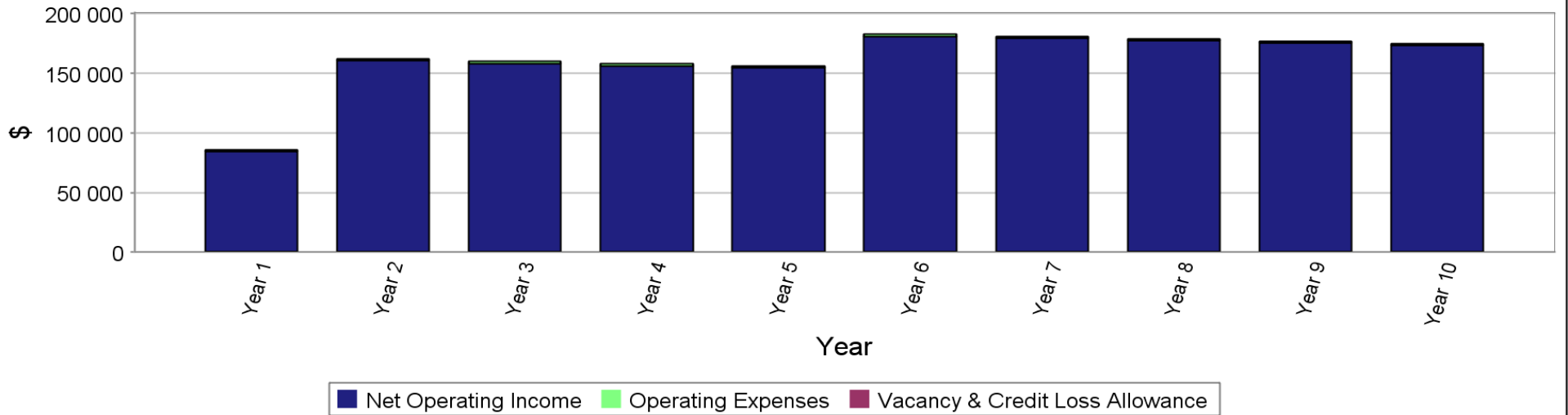
Summary

General Revenue	10,800	10,980	11,160	11,352	11,556	11,760	11,964	12,180	12,396	12,624
Rental Revenue	186,750	232,200	232,200	232,450	233,100	262,144	262,844	263,569	264,294	265,069
	197,550	243,180	243,360	243,802	244,656	273,904	274,808	275,749	276,690	277,693
General Expenses	1,500	1,545	1,590	1,638	1,689	1,740	1,791	1,845	1,899	1,956
Rental Expenses	111,775	81,136	83,556	86,060	88,648	91,295	94,051	96,866	99,790	102,773
	113,275	82,681	85,146	87,698	90,337	93,035	95,842	98,711	101,689	104,729

Income & Expenses



Income Distribution



Capital Cost Allowance SchedulesCapital Plaza
Office Lease Analysis Landlord

September 23, 2009

Investit Decisions
Lease Analysis Landlord Office V2**Combined Depreciation Schedule**

<u>Comencing</u>	<u>Value of Improvements</u>	<u>CCA Avaliable</u>	<u>CCA Claimed</u>	<u>Undepreciated Balance</u>
Yr. 1 Jan-Yr. 1 Dec	\$ 53,000	\$ 1,060	\$ 1,060	\$ 51,940
Yr. 2 Jan-Yr. 2 Dec	-	2,078	2,078	49,862
Yr. 3 Jan-Yr. 3 Dec	-	1,994	1,994	47,868
Yr. 4 Jan-Yr. 4 Dec	-	1,914	1,914	45,954
Yr. 5 Jan-Yr. 5 Dec	-	1,838	1,838	44,116
Yr. 6 Jan-Yr. 6 Dec	-	1,764	1,764	42,352
Yr. 7 Jan-Yr. 7 Dec	-	1,694	1,694	40,658
Yr. 8 Jan-Yr. 8 Dec	-	1,626	1,626	39,032
Yr. 9 Jan-Yr. 9 Dec	-	1,561	1,561	37,471
Yr. 10 Jan-Yr. 10 Dec	-	1,499	1,499	35,972
Total	\$ 53,000		\$ 17,028	

Capital Cost Allowance Schedules

Capital Plaza

Office Lease Analysis Landlord

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Investit Decisions

Lease Analysis Landlord Office V2

No. 105 Leasehold Improvements

Starting Date: Year 1 January
 Amount \$ 35,000
 CCA Claim: Full CCA Claim
 CCA Method: Building
 CCA Rate: 4.0%
 First Year Rate: 50.0%
 Claim CCA in last Year: Yes

<u>Comencing</u>	<u>Value of Improvements</u>	<u>CCA Available</u>	<u>CCA Claimed</u>	<u>Undepreciated Balance</u>
Yr. 1 Jan-Yr. 1 Dec	\$ 35,000	\$ 700	\$ 700	\$ 34,300
Yr. 2 Jan-Yr. 2 Dec		1,372	1,372	32,928
Yr. 3 Jan-Yr. 3 Dec		1,317	1,317	31,611
Yr. 4 Jan-Yr. 4 Dec		1,264	1,264	30,347
Yr. 5 Jan-Yr. 5 Dec		1,214	1,214	29,133
Yr. 6 Jan-Yr. 6 Dec		1,165	1,165	27,968
Yr. 7 Jan-Yr. 7 Dec		1,119	1,119	26,849
Yr. 8 Jan-Yr. 8 Dec		1,074	1,074	25,775
Yr. 9 Jan-Yr. 9 Dec		1,031	1,031	24,744
Yr. 10 Jan-Yr. 10 Dec		990	990	23,754
Total	\$ 35,000		\$ 11,246	

Capital Cost Allowance Schedules

Capital Plaza

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No. 306 Leasehold Improvements

Starting Date: Year 1 January
Amount \$ 18,000
CCA Claim: Full CCA Claim
CCA Method: Building
CCA Rate: 4.0%
First Year Rate: 50.0%
Claim CCA in last Year: Yes

<u>Comencing</u>	<u>Value of Improvements</u>	<u>CCA Available</u>	<u>CCA Claimed</u>	<u>Undepreciated Balance</u>
Yr. 1 Jan-Yr. 1 Dec	\$ 18,000	\$ 360	\$ 360	\$ 17,640
Yr. 2 Jan-Yr. 2 Dec		706	706	16,934
Yr. 3 Jan-Yr. 3 Dec		677	677	16,257
Yr. 4 Jan-Yr. 4 Dec		650	650	15,607
Yr. 5 Jan-Yr. 5 Dec		624	624	14,983
Yr. 6 Jan-Yr. 6 Dec		599	599	14,384
Yr. 7 Jan-Yr. 7 Dec		575	575	13,809
Yr. 8 Jan-Yr. 8 Dec		552	552	13,257
Yr. 9 Jan-Yr. 9 Dec		530	530	12,727
Yr. 10 Jan-Yr. 10 Dec		509	509	12,218
Total	\$ 18,000		\$ 5,782	

GENERAL EXPENSES PROJECTIONS

Parking Maintenance

Entry Choice: \$ per Space per Month

Quantity: 25

Year 1 Jan \$5.00 per Space per Month paid monthly for 12 months
Compounding at 3.00% per year for next 9 years

GENERAL REVENUE PROJECTIONS

Sign Rental

Entry Choice: \$ per Month

Year 1 Jan \$500 per Month paid monthly for 12 months

Compounding at 3.00% per year for next 9 years

Parking

Entry Choice: \$ per Space per Month

Quantity: 25

Year 1 Jan \$25.00 per Space per Month paid monthly for 12 months
Compounding at 3.00% per year for next 9 years

Rent Cap

Entry Choice: Amount

Year 1 Jan \$400 paid monthly

Constant for next 9 years and 11 months

RENT ROLL REVENUE PROJECTIONS

105 CTA Realty

Base Rent

Entry Choice: \$ per Unit of Tenant's Rentable Area per Year

Quantity: 5,900

Year 1 Jan Stepped Projection (Lease)

Term 1: \$23.00 per Unit of Tenant's Rentable Area per Year paid monthly for 5 years

Term 2: Increased by 3.00% compounding per year to \$26.66 per Unit of Tenant's Rentable Area per Year
paid monthly for 5 years

Free Rent

Entry Choice: % of Rent

Year 1 Jan 100.00%. Single Entry

Projection Descriptions
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Year 1 Feb 100.00%. Single Entry
Year 1 Mar 100.00%. Single Entry

Recoverable Expenses

Entry Choice: \$ per Unit of Tenant's Rentable Area per Year

Quantity: 5,900

Year 1 Jan \$9.00 per Unit of Tenant's Rentable Area per Year paid monthly for 12 months
Compounding at 3.00% per year for next 9 years

Recoverable Expense Cap

Entry Choice: Amount

Year 1 Jan \$4,500 paid monthly for 12 months
Constant per year for next 9 years

306 CTA Realty

Base Rent

Entry Choice: \$ per Unit of Tenant's Rentable Area per Year

Quantity: 2,500

Year 1 Jan Stepped Projection (Lease)
Term 1: \$17.00 per Unit of Tenant's Rentable Area per Year paid monthly for 5 years
Term 2: Increased by 3.00% compounding per year to \$19.71 per Unit of Tenant's Rentable Area per Year
paid monthly for 5 years

Free Rent

Entry Choice: % of Rent

Year 1 Jan 100.00%. Single Entry
Year 1 Feb 100.00%. Single Entry
Year 1 Mar 100.00%. Single Entry

Recoverable Expenses

Entry Choice: \$ per Unit of Tenant's Rentable Area per Year

Quantity: 2,500

Year 1 Jan \$8.00 per Unit of Tenant's Rentable Area per Year paid monthly for 12 months
Compounding at 3.00% per year for next 9 years

Recoverable Expense Stop

Entry Choice: Amount

Year 1 Jan \$1,800 paid monthly
Constant for next 9 years and 11 months

RENT ROLL EXPENSE PROJECTIONS

105 CTA Realty

Projection Descriptions
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Investit Decisions
Lease Analysis Landlord Office V2

Expenses paid by Landlord

Entry Choice: \$ per Unit of Tenant's Rentable Area per Year

Quantity: 5,900

Year 1 Jan \$9.75 per Unit of Tenant's Rentable Area per Year paid monthly for 12 months
Compounding at 3.00% per year for next 9 years

Leasing Fee

Entry Choice: Amount

Year 1 Jan \$26,000 Single Entry

306 CTA Realty

Expenses paid by Landlord

Entry Choice: \$ per Unit of Tenant's Rentable Area per Year

Quantity: 2,500

Year 1 Jan \$8.50 per Unit of Tenant's Rentable Area per Year paid monthly for 12 months
Compounding at 3.00% per year for next 9 years

Leasing Fee

Entry Choice: Amount

Year 1 Jan \$7,000 Single Entry

Mortgage Schedule
 Capital Plaza
 Office Lease Analysis Landlord

September 23, 2009
 Investit Decisions
 Lease Analysis Landlord Office V2

Improvement Loan

Amount: \$ 55,000
 Type: Standard Mortgage
 Analysis Start Date: January Year 1
 Mortgage Commences: January Year 1
 Payment Frequency: Monthly
 Payment Rounded: Up to Nearest Cent
 Compounding Frequency: Semi-annually
 Interest Rate: Fixed
 Additional Payment or Borrowing: No

Term	Start Date of (Balloon) Term	Time Period		Nominal Annual Interest Rate	Amortization	
		Years	Months		Years	Months
1	Year 1 Jan	10	0	8.000 %	10	0

	Outstanding Balance	End of Year Accrued Interest	Mortgage Payout
Payout at end of Analysis Period: Dec Year 10	-	-	-
Payout at end of last Term: Dec Year 10	-	-	-

Time Period	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Year 1 Jan-Year 1 Dec	7,962.36	4,194.41	3,767.95	-	51,232.05
Year 2 Jan-Year 2 Dec	7,962.36	3,886.95	4,075.41	-	47,156.64
Year 3 Jan-Year 3 Dec	7,962.36	3,554.41	4,407.95	-	42,748.69
Year 4 Jan-Year 4 Dec	7,962.36	3,194.71	4,767.65	-	37,981.04
Year 5 Jan-Year 5 Dec	7,962.36	2,805.68	5,156.68	-	32,824.36
Year 6 Jan-Year 6 Dec	7,962.36	2,384.90	5,577.46	-	27,246.90
Year 7 Jan-Year 7 Dec	7,962.36	1,929.77	6,032.59	-	21,214.31
Year 8 Jan-Year 8 Dec	7,962.36	1,437.50	6,524.86	-	14,689.45
Year 9 Jan-Year 9 Dec	7,962.36	905.09	7,057.27	-	7,632.18
Year 10 Jan-Year 10 Dec	7,961.38	329.20	7,632.18	-	-
	79,622.62	24,622.62	55,000.00	-	