

## GENERAL EXPENSES PROJECTIONS

### Parking Maintenance

Entry Choice: \$ per Space per Month

Quantity: 25

Year 1 Jan \$6.00 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: \$26.00 per Unit of Tenant's Rentable Area per Year paid monthly for 5 years

Term 2: Increased by 3.00% compounding per year to \$30.14 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**  
Capital Plaza  
Office Lease Analysis Landlord

September 24, 2009  
Investit Decisions  
Lease Analysis Landlord Office

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**  
Capital Plaza  
Office Lease Analysis Landlord

September 24, 2009  
Investit Decisions  
Lease Analysis Landlord Office

**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