

## GENERAL EXPENSES 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

## SUBLEASE REVENUE PROJECTIONS

### Suite 105 sublease for 2 yrs

Entry Choice: \$ per Sq. Ft per Year

Quantity: 2,400

Year 1 Jan \$27.00 per Sq. Ft per Year paid monthly for 12 months  
Constant per year for next 1 year

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

#### Additional Rent (TIM's)

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

**Projection Descriptions**  
Capital Plaza  
Office Lease Analysis Tenant

September 24, 2009  
Investit Decisions  
Lease Analysis Tenant Office

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  
Constant for next 9 years and 11 months

**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

**Additional Rent (TIM's)**

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