



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 23, 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 23, 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