



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

September 23, 2009  
 Investit Decisions  
 Lease Analysis Landlord Office

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>GENERAL REVENUE</b>										
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
<b>General Revenue Total</b>	<b>10,800</b>	<b>10,980</b>	<b>11,160</b>	<b>11,352</b>	<b>11,556</b>	<b>11,760</b>	<b>11,964</b>	<b>12,180</b>	<b>12,396</b>	<b>12,624</b>
<b>RENT ROLL REVENUE</b>										
<b>105 CTA Realty</b>										
Base Rent	153,400	153,400	153,400	153,400	153,400	177,826	177,826	177,826	177,826	177,826
Free Rent Adjustment	(38,350)	-	-	-	-	-	-	-	-	-
	115,050	153,400	153,400	153,400	153,400	177,826	177,826	177,826	177,826	177,826
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
<b>Tenant Total</b>	<b>168,150</b>	<b>207,400</b>	<b>207,400</b>	<b>207,400</b>	<b>207,400</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>
<b>306 CTA Realty</b>										
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
<b>Tenant Total</b>	<b>31,875</b>	<b>42,500</b>	<b>42,500</b>	<b>42,750</b>	<b>43,400</b>	<b>50,850</b>	<b>51,550</b>	<b>52,275</b>	<b>53,000</b>	<b>53,775</b>
<b>Rental Revenue Total</b>	<b>200,025</b>	<b>249,900</b>	<b>249,900</b>	<b>250,150</b>	<b>250,800</b>	<b>282,676</b>	<b>283,376</b>	<b>284,101</b>	<b>284,826</b>	<b>285,601</b>
<b>TOTAL REVENUE</b>	<b>210,825</b>	<b>260,880</b>	<b>261,060</b>	<b>261,502</b>	<b>262,356</b>	<b>294,436</b>	<b>295,340</b>	<b>296,281</b>	<b>297,222</b>	<b>298,225</b>
<b>GENERAL EXPENSES</b>										
Parking Maintenance	1,800	1,854	1,911	1,968	2,025	2,088	2,148	2,214	2,280	2,349
<b>General Expenses Total</b>	<b>1,800</b>	<b>1,854</b>	<b>1,911</b>	<b>1,968</b>	<b>2,025</b>	<b>2,088</b>	<b>2,148</b>	<b>2,214</b>	<b>2,280</b>	<b>2,349</b>



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**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	-	-	-	-	-	-	-	-	-
<b>Tenant Total</b>	<b>83,525</b>	<b>59,236</b>	<b>61,006</b>	<b>62,835</b>	<b>64,723</b>	<b>66,670</b>	<b>68,676</b>	<b>70,741</b>	<b>72,865</b>	<b>75,048</b>

**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	-	-	-	-	-	-	-	-	-
<b>Tenant Total</b>	<b>28,250</b>	<b>21,900</b>	<b>22,550</b>	<b>23,225</b>	<b>23,925</b>	<b>24,625</b>	<b>25,375</b>	<b>26,125</b>	<b>26,925</b>	<b>27,725</b>

**Rental Expenses Total**    **111,775**    **81,136**    **83,556**    **86,060**    **88,648**    **91,295**    **94,051**    **96,866**    **99,790**    **102,773**

**TOTAL EXPENSES**    **113,575**    **82,990**    **85,467**    **88,028**    **90,673**    **93,383**    **96,199**    **99,080**    **102,070**    **105,122**

**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	200,025	249,900	249,900	250,150	250,800	282,676	283,376	284,101	284,826	285,601
	<b>210,825</b>	<b>260,880</b>	<b>261,060</b>	<b>261,502</b>	<b>262,356</b>	<b>294,436</b>	<b>295,340</b>	<b>296,281</b>	<b>297,222</b>	<b>298,225</b>
General Expenses	1,800	1,854	1,911	1,968	2,025	2,088	2,148	2,214	2,280	2,349
Rental Expenses	111,775	81,136	83,556	86,060	88,648	91,295	94,051	96,866	99,790	102,773
	<b>113,575</b>	<b>82,990</b>	<b>85,467</b>	<b>88,028</b>	<b>90,673</b>	<b>93,383</b>	<b>96,199</b>	<b>99,080</b>	<b>102,070</b>	<b>105,122</b>