



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 Tennant

September 23, 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