



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



Projection Descriptions
Capital Plaza
Office Lease Analysis Landlord

March 09, 2008
Investor Pro
Lease Analysis Landlord Office

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

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
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Recoverable Expense Cap

Entry Choice: Amount

Year 1 Jan	\$4,500 paid monthly for 12 months Constant per year for next 9 years
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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
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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

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
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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

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