



Tenant. Expense Calculations Yearly
 Capital Plaza
 Office Lease Analysis Tennant

March 09, 2008
 Investor Pro
 Lease Analysis Tenant Office

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
GENERAL EXPENSES										
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
General Expenses Total	13,500	13,905	14,316	14,748	15,198	15,654	16,119	16,605	17,097	17,610
RENT										
105 CTA Realty										
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
Additional Rent (TIM's)	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
Tenant Total	168,150	207,400	207,400	207,400	207,400	231,826	231,826	231,826	231,826	231,826
306 CTA Realty										
Base Rent	42,500	42,500	42,500	42,500	42,500	49,275	49,275	49,275	49,275	49,275
Additional Rent (TIM's)	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
Tenant Total	42,500	42,500	42,500	42,750	43,400	50,850	51,550	52,275	53,000	53,775
Rental Total	210,650	249,900	249,900	250,150	250,800	282,676	283,376	284,101	284,826	285,601
TOTAL EXPENSES	224,150	263,805	264,216	264,898	265,998	298,330	299,495	300,706	301,923	303,211
SUB LEASE REVENUE										
Suite 105 sublease for 2 yrs	64,800	64,800	-	-	-	-	-	-	-	-
Sub Lease Revenue Total	64,800	64,800	-	-	-	-	-	-	-	-