



**Tenant. Operating Cash Flow 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
<b>CASH FLOW BEFORE TAX</b>										
Rent	210,650	249,900	249,900	250,150	250,800	282,676	283,376	284,101	284,826	285,601
General Expenses	13,500	13,905	14,316	14,748	15,198	15,654	16,119	16,605	17,097	17,610
	<b>224,150</b>	<b>263,805</b>	<b>264,216</b>	<b>264,898</b>	<b>265,998</b>	<b>298,330</b>	<b>299,495</b>	<b>300,706</b>	<b>301,923</b>	<b>303,211</b>
Less: Sublease Revenue (Net)	64,800	64,800	-	-	-	-	-	-	-	-
<b>Total Rental Expenses</b>	<b>159,350</b>	<b>199,005</b>	<b>264,216</b>	<b>264,898</b>	<b>265,998</b>	<b>298,330</b>	<b>299,495</b>	<b>300,706</b>	<b>301,923</b>	<b>303,211</b>
Principle Payments	2,382	2,580	2,794	3,026	3,277	3,549	3,843	4,162	4,508	4,881
Interest payments	2,714	2,516	2,302	2,070	1,819	1,547	1,253	934	588	214
<b>CASH FLOW BEFORE TAX</b>	<b>164,446</b>	<b>204,101</b>	<b>269,312</b>	<b>269,994</b>	<b>271,094</b>	<b>303,426</b>	<b>304,591</b>	<b>305,802</b>	<b>307,019</b>	<b>308,306</b>
Income Taxes (Savings)	(56,937)	(70,757)	(93,506)	(93,663)	(93,960)	(105,181)	(105,486)	(105,798)	(106,103)	(106,414)
<b>CASH FLOW AFTER TAX</b>	<b>107,509</b>	<b>133,344</b>	<b>175,806</b>	<b>176,331</b>	<b>177,133</b>	<b>198,244</b>	<b>199,105</b>	<b>200,004</b>	<b>200,916</b>	<b>201,892</b>

**INCOME TAX CALCULATIONS**

Cash Flow Before Tax	164,446	204,101	269,312	269,994	271,094	303,426	304,591	305,802	307,019	308,306
Less: Principle Payments	2,382	2,580	2,794	3,026	3,277	3,549	3,843	4,162	4,508	4,881
Plus: Depreciation & Amortization	614	641	641	641	641	641	641	641	641	614
	162,678	202,162	267,159	267,609	268,458	300,518	301,389	302,281	303,152	304,039
<b>Income Taxes (Savings) at 35.00%</b>	<b>56,937</b>	<b>70,757</b>	<b>93,506</b>	<b>93,663</b>	<b>93,960</b>	<b>105,181</b>	<b>105,486</b>	<b>105,798</b>	<b>106,103</b>	<b>106,414</b>