



Tenant. Operating Cash Flow Yearly
 Capital Plaza
 306 CTA Realty

June 02, 2011

Investor Pro

Lease Analysis Tenant Office Single Space

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CASH FLOW BEFORE TAX										
Rental Expenses	180,933	207,400	207,400	207,400	207,400	231,826	231,826	231,826	231,826	231,826
	180,933	207,400	207,400	207,400	207,400	231,826	231,826	231,826	231,826	231,826
Less: Sublease Revenue (Net)	86,400	86,400	-	-	-	-	-	-	-	-
Total Rental Expenses	94,533	121,000	207,400	207,400	207,400	231,826	231,826	231,826	231,826	231,826
Principal Payments	2,596	2,784	2,985	3,201	3,433	-	-	-	-	-
Interest payments	968	780	579	363	132	-	-	-	-	-
CASH FLOW BEFORE TAX	98,098	124,564	210,964	210,964	210,964	231,826	231,826	231,826	231,826	231,826
Income Taxes (Savings)	(33,554)	(42,758)	(72,927)	(72,852)	(72,771)	(81,274)	(81,274)	(81,274)	(81,274)	(81,268)
CASH FLOW AFTER TAX	64,543	81,806	138,037	138,112	138,193	150,552	150,552	150,552	150,552	150,558

INCOME TAX CALCULATIONS

Cash Flow Before Tax	98,098	124,564	210,964	210,964	210,964	231,826	231,826	231,826	231,826	231,826
Less: Principal Payments	2,596	2,784	2,985	3,201	3,433	-	-	-	-	-
Plus: Depreciation & Amortization	368	385	385	385	385	385	385	385	385	368
	95,869	122,165	208,364	208,148	207,917	232,211	232,211	232,211	232,211	232,194
Income Taxes (Savings) at 35.00%	33,554	42,758	72,927	72,852	72,771	81,274	81,274	81,274	81,274	81,268