

Projection Descriptions

Cedar Plaza

Buy v Lease Analysis

March 09, 2008

Investor Pro

Buy v Lease

BUY (EXPENSES) PROJECTIONS

Operating Costs

Entry Choice: \$ per Sq. Ft per Year

Quantity: 3,000

Year 1 Jan \$7.00 per Sq. Ft per Year paid monthly for 12 months
 Compounding at 3.00% per year for next 9 years

LEASE (EXPENSES) PROJECTIONS

Base Rent

Entry Choice: \$ per Sq. Ft per Year

Quantity: 3,000

Year 1 Jan Stepped Projection (Lease)
 Term 1: \$17.00 per Sq. Ft per Year paid monthly for 5 years
 Term 2: Increased by 3.00% compounding per year to \$19.71 per Sq. Ft per Year paid monthly for 5 years

Taxes, Insurance & Maintenance

Entry Choice: \$ per Sq. Ft per Year

Quantity: 3,000

Year 1 Jan \$6.00 per Sq. Ft per Year paid monthly for 12 months
 Compounding at 3.00% per year for next 9 years

Parking

Entry Choice: \$ per Space per Month

Quantity: 12

Year 1 Jan \$30.00 per Space per Month paid monthly for 12 months
 Compounding at 3.00% per year for next 9 years