



**Income & Expense Statement. Average Yearly Rates**

June 01, 2011

Capital Plaza

Investor Pro

Suite 306 CTA Realty Lease Proposal

Lease Analysis Landlord Office Proposal No. 1

**Rentable Area 5,900 Sq. Ft**

**\$ per Sq. Ft per Year**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>AVERAGE RENT</b>										
Base Rent	\$ 21.67	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 30.14	\$ 30.14	\$ 30.14	\$ 30.14	\$ 30.14
Recoverable Expenses (TIM's)	9.00	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15
<b>Average Rental Income</b>	<b>30.67</b>	<b>35.15</b>	<b>35.15</b>	<b>35.15</b>	<b>35.15</b>	<b>39.29</b>	<b>39.29</b>	<b>39.29</b>	<b>39.29</b>	<b>39.29</b>
Less: Avg. Vacancy & Credit Loss Allowance	-	-	-	-	-	-	-	-	-	-
<b>Average Effective Gross Income</b>	<b>30.67</b>	<b>35.15</b>	<b>35.15</b>	<b>35.15</b>	<b>35.15</b>	<b>39.29</b>	<b>39.29</b>	<b>39.29</b>	<b>39.29</b>	<b>39.29</b>
<b>Average Operating Expenses</b>										
Expenses paid by Landlord	9.00	9.27	9.55	9.83	10.13	10.43	10.75	11.07	11.40	11.74
Leasing Fee	2.03	-	-	-	-	-	-	-	-	-
	11.03	9.27	9.55	9.83	10.13	10.43	10.75	11.07	11.40	11.74
<b>Average Net Operating Income</b>	<b>19.63</b>	<b>25.88</b>	<b>25.60</b>	<b>25.32</b>	<b>25.02</b>	<b>28.86</b>	<b>28.54</b>	<b>28.22</b>	<b>27.89</b>	<b>27.55</b>