



Landlord. Operating Cash Flow Yearly
 Capital Plaza
 Suite 306 CTA Realty

June 01, 2011
 Investor Pro

Lease Analysis Landlord 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 Income | 180,933 | 207,400 | 207,400 | 207,400 | 207,400 | 231,826 | 231,826 | 231,826 | 231,826 | 231,826 |
| Less: Vacancy & Credit Loss Allow. | - | - | - | - | - | - | - | - | - | - |
| Effective Gross Income | 180,933 | 207,400 | 207,400 | 207,400 | 207,400 | 231,826 | 231,826 | 231,826 | 231,826 | 231,826 |
| Less: Expenses | 65,100 | 54,693 | 56,345 | 57,997 | 59,767 | 61,537 | 63,425 | 65,313 | 67,260 | 69,266 |
| Net Operation Income | 115,833 | 152,707 | 151,055 | 149,403 | 147,633 | 170,289 | 168,401 | 166,513 | 164,566 | 162,560 |
| Less: Financing | | | | | | | | | | |
| Principal Payments | 1,701 | 1,843 | 1,995 | 2,161 | 2,340 | 2,535 | 2,745 | 2,973 | 3,220 | 3,487 |
| Interest payments | 1,939 | 1,797 | 1,644 | 1,479 | 1,299 | 1,105 | 895 | 667 | 420 | 153 |
| | 3,640 | 3,640 | 3,640 | 3,640 | 3,640 | 3,640 | 3,640 | 3,640 | 3,640 | 3,640 |
| Plus: Tenant Loans | | | | | | | | | | |
| Principal Payments | 1,947 | 2,151 | 2,376 | 2,625 | 2,900 | - | - | - | - | - |
| Interest payments | 1,112 | 908 | 683 | 434 | 159 | - | - | - | - | - |
| | 3,060 | 3,060 | 3,060 | 3,060 | 3,059 | - | - | - | - | - |
| CASH FLOW BEFORE TAX | 115,253 | 152,127 | 150,475 | 148,823 | 147,052 | 166,649 | 164,761 | 162,873 | 160,926 | 158,920 |
| Less: Income Tax | 40,124 | 53,002 | 52,398 | 51,791 | 51,138 | 59,080 | 58,492 | 57,911 | 57,316 | 56,714 |
| CASH FLOW AFTER TAX | 75,129 | 99,125 | 98,077 | 97,032 | 95,915 | 107,570 | 106,269 | 104,962 | 103,610 | 102,207 |
| TAX CALCULATIONS | | | | | | | | | | |
| Net Operation Income | 115,833 | 152,707 | 151,055 | 149,403 | 147,633 | 170,289 | 168,401 | 166,513 | 164,566 | 162,560 |
| Plus: Tenant Loan Interest Payments | 1,112 | 908 | 683 | 434 | 159 | - | - | - | - | - |
| Less: Financing Interest Payments | 1,939 | 1,797 | 1,644 | 1,479 | 1,299 | 1,105 | 895 | 667 | 420 | 153 |
| Depreciation & Amortization | 368 | 385 | 385 | 385 | 385 | 385 | 385 | 385 | 385 | 368 |
| Taxable Income | 114,639 | 151,433 | 149,709 | 147,974 | 146,108 | 168,799 | 167,121 | 165,461 | 163,761 | 162,039 |
| Income Tax at 35.00% | 40,124 | 53,002 | 52,398 | 51,791 | 51,138 | 59,080 | 58,492 | 57,911 | 57,316 | 56,714 |