



Capital Plaza

1200 E Colfax
 Denver
 CO

Suite Number & Floor	306 Third Floor
Total Rentable Area	5,900 Sq. Ft
Total Usable Area	5,200 Sq. Ft
Add On Factor	13.46%
Type of Lease	Triple Net
Start Date	Jan/01/2011
Expiration Date	Dec/31/2015
Lease Term	Five years
Renewal Options	Option to renew for another five years
Starting Lease Rate	\$26.00 per Sq. Ft per Yr
Rent Escalation Steps	No
Free Rent	First two months
Rent Cap	No
Starting Recov. Expenses	\$9.00 per Sq. Ft per Yr
Expense Cap or Stop	Expense Cap \$4,500 per Month
Other Monthly Starting Costs	No
Parking Ratio	N/A
Reserved Parking No. & Rate	No
Unreserved Parking No. & Rate	Free. Six spaces
Total Moving Costs	N/A
TI Allowance by Landlord	No
TI's paid by Tenant	\$15,000
Other Allowances by Landlord	N/A

Building Attributes

Sub Market Area	Suburban Denver
Type of Property	Office Building
Building Class & Age	Built 1986 Class B Office
Number of Floors	Four
Column Spacing	16 Ft x 16 Ft
Air Conditioning	Yes
Elevators	Two
Sprinklers	Yes
Signage	N/A
Kitchen/Lunchroom	Yes
Bathrooms	Two
Storage Area	No
Security	5 pm to 8 am
Property Manager	JAMON Property Managers



Capital Plaza



Floor Plan



Great Location



Lease Summary

Capital Plaza
306 CTA Realty

June 02, 2011

Investor Pro

Lease Analysis Tenant Office Single Space

Financial Summary

Analysis Period: 10 years

	<u>Before Tax</u>	<u>After Tax</u>
Total Net Cash Flow	\$ 2,024,684	\$ 1,319,545
Average Annual Net Cash Flow	\$ 202,468	\$ 131,954
Average Monthly Net Cash Flow	\$ 16,872	\$ 10,996

Average Rent Rates

Based on Rentable Area

Average Effective Annual Rate	\$ 34.32 Sq. Ft per Yr	\$ 22.37 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 2.86 Sq. Ft per Yr	\$ 1.86 Sq. Ft per Yr

Based on Usable Area

Average Effective Annual Rate	\$ 38.94 Sq. Ft per Yr	\$ 25.38 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 3.24 Sq. Ft per Yr	\$ 2.11 Sq. Ft per Yr

Net Present Value and Net Effective Rent

Net Present Value (NPV)	\$ 1,175,232	\$ 915,118
NPV Discount Rate	10.00%	6.50%

Based on Rentable Area

Net Effective Rent Yearly	\$ 19.92 Sq. Ft per Yr	\$ 15.51 Sq. Ft per Yr
Net Effective Rent Monthly	\$ 1.66 Sq. Ft per Yr	\$ 1.29 Sq. Ft per Yr

Based on Usable Area

Net Effective Rent Yearly	\$ 22.60 Sq. Ft per Yr	\$ 17.60 Sq. Ft per Yr
Net Effective Rent Monthly	\$ 1.88 Sq. Ft per Yr	\$ 1.47 Sq. Ft per Yr