



## Capital Plaza

Unit 306 CTA Realty  
1200 West Broadway  
Vancouver, BC V7P 1M1 Canada

Close to downtown Vancouver



*Great location*

*\* Located on the popular Broadway corridor*

*\* Minutes from downtown Vancouver via the Cambie Street bridge*

**Investit Realty Neil Osborne**

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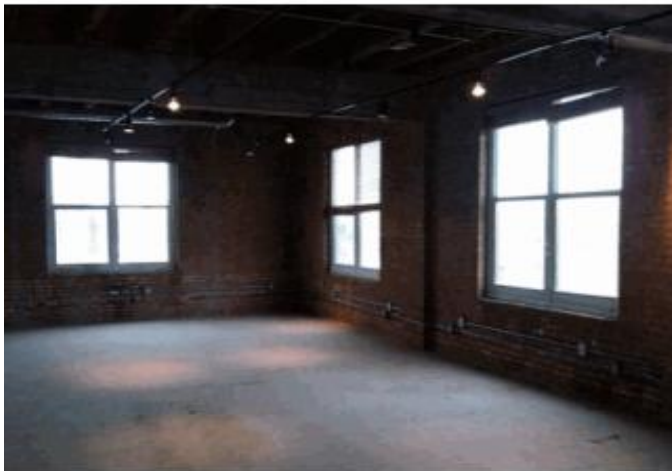




Capital Plaza



Window View looking North



Interior View



Interior View



Great Location



Aerial Map



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

Capital Plaza  
Unit 306 CTA Realty

June 03, 2011

Investor Pro

Lease Analysis Landlord 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>



**Landlord. Operating Cash Flow Yearly**  
 Capital Plaza  
 Unit 306 CTA Realty

June 03, 2011  
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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>CASH FLOW BEFORE TAX</b>										
<b>Rental Income</b>	<b>180,933</b>	<b>207,400</b>	<b>207,400</b>	<b>207,400</b>	<b>207,400</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>
Less: Vacancy & Credit Loss Allow.	-	-	-	-	-	-	-	-	-	-
<b>Effective Gross Income</b>	<b>180,933</b>	<b>207,400</b>	<b>207,400</b>	<b>207,400</b>	<b>207,400</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>
Less: Expenses	65,100	54,693	56,345	57,997	59,767	61,537	63,425	65,313	67,260	69,266
<b>Net Operation Income</b>	<b>115,833</b>	<b>152,707</b>	<b>151,055</b>	<b>149,403</b>	<b>147,633</b>	<b>170,289</b>	<b>168,401</b>	<b>166,513</b>	<b>164,566</b>	<b>162,560</b>
Less: Financing										
Principal Payments	1,713	1,853	2,004	2,167	2,344	2,535	2,742	2,966	3,208	3,468
Interest payments	1,907	1,767	1,616	1,452	1,275	1,084	877	653	411	150
	<b>3,619</b>	<b>3,619</b>	<b>3,619</b>	<b>3,619</b>	<b>3,619</b>	<b>3,619</b>	<b>3,619</b>	<b>3,619</b>	<b>3,619</b>	<b>3,618</b>
Plus: Tenant Loans										
Principal Payments	1,956	2,156	2,377	2,621	2,889	-	-	-	-	-
Interest payments	1,089	889	668	424	156	-	-	-	-	-
	<b>3,045</b>	<b>3,045</b>	<b>3,045</b>	<b>3,045</b>	<b>3,045</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CASH FLOW BEFORE TAX</b>	<b>115,259</b>	<b>152,133</b>	<b>150,481</b>	<b>148,829</b>	<b>147,059</b>	<b>166,670</b>	<b>164,782</b>	<b>162,894</b>	<b>160,947</b>	<b>158,942</b>
Less: Income Tax	48,181	63,521	62,808	62,090	61,317	70,857	70,159	69,468	68,759	68,034
<b>CASH FLOW AFTER TAX</b>	<b>67,079</b>	<b>88,612</b>	<b>87,673</b>	<b>86,739</b>	<b>85,741</b>	<b>95,813</b>	<b>94,623</b>	<b>93,426</b>	<b>92,187</b>	<b>90,908</b>
<b>TAX CALCULATIONS</b>										
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	1,089	889	668	424	156	-	-	-	-	-
Less: Financing Interest Payments	1,907	1,767	1,616	1,452	1,275	1,084	877	653	411	150
CCA Claim	300	588	564	542	520	499	479	460	442	424
<b>Taxable Income</b>	<b>114,716</b>	<b>151,241</b>	<b>149,543</b>	<b>147,833</b>	<b>145,993</b>	<b>168,706</b>	<b>167,045</b>	<b>165,400</b>	<b>163,713</b>	<b>161,986</b>
<b>Income Tax at 42.00%</b>	<b>48,181</b>	<b>63,521</b>	<b>62,808</b>	<b>62,090</b>	<b>61,317</b>	<b>70,857</b>	<b>70,159</b>	<b>69,468</b>	<b>68,759</b>	<b>68,034</b>



**Landlord. Net Cash Flow & Net Effective Rent (Before Tax)**  
 Capital Plaza  
 Unit 306 CTA Realty

June 03, 2011  
 Investor Pro  
 Lease Analysis Landlord Proposal No. 1

**LANDLORD**

Year	Leasehold Improvements Costs	Financing of Improvements		Tenant Loans		Operating Cash Flow (Before Tax)	Termination Costs (Before Tax)	Net Cash Flow (Before Tax)
		Borrow	Paid Back	Loan	Paid Back			
Year 1 Jan-Year 1 Dec	\$ (15,000)	\$ 25,000	-	\$ (12,000)	-	\$ 115,259	-	\$ 113,259
Year 2 Jan-Year 2 Dec	-	-	-	-	-	152,133	-	152,133
Year 3 Jan-Year 3 Dec	-	-	-	-	-	150,481	-	150,481
Year 4 Jan-Year 4 Dec	-	-	-	-	-	148,829	-	148,829
Year 5 Jan-Year 5 Dec	-	-	-	-	-	147,059	-	147,059
Year 6 Jan-Year 6 Dec	-	-	-	-	-	166,670	-	166,670
Year 7 Jan-Year 7 Dec	-	-	-	-	-	164,782	-	164,782
Year 8 Jan-Year 8 Dec	-	-	-	-	-	162,894	-	162,894
Year 9 Jan-Year 9 Dec	-	-	-	-	-	160,947	-	160,947
Year 10 Jan-Year 10 Dec	-	-	-	-	-	158,942	(15,000)	143,942
						<b>Total Net Cash Flow (Before Tax)</b>		<b>1,510,995</b>
						<b>Net Present Value (NPV) at 10.00%</b>		<b>912,918</b>

**Before Tax Summary**

Total Rentable Area	5,900 Sq. Ft
Total Usable Area	5,200 Sq. Ft
Total Net Cash Flow	\$ 1,510,995
Average Annual Net Cash Flow	\$ 151,099 per Year
Average Monthly Net Cash Flow	\$ 12,592 per Month

	<u>Rentable Area</u>	<u>Usable Area</u>
Total Rate	\$ 256.10 Sq. Ft	\$ 290.58 Sq. Ft
Average Effective Annual Rate	\$ 25.61 Sq. Ft per Yr	\$ 29.06 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 2.13 Sq. Ft per Mo	\$ 2.42 Sq. Ft per Mo
<b>Net Present Value at 10.00%</b>	\$ 912,918	
<b>Net Effective Rent at 10.00%</b>	\$ 15.47 Sq. Ft per Yr	\$ 17.56 Sq. Ft per Yr
	\$ 1.29 Sq. Ft per Mo	\$ 1.46 Sq. Ft per Mo



**LANDLORD**

Year	Leasehold Improvements Costs	Financing of Improvements		Tenant Loans		Operating Cash Flow (After Tax)	Termination Costs and Tax Recoveries (After Tax)	Net Cash Flow (After Tax)
		Borrow	Paid Back	Loan	Paid Back			
Year 1 Jan-Year 1 Dec	\$ (15,000)	\$ 25,000	-	\$ (12,000)	-	\$ 67,079	-	\$ 65,079
Year 2 Jan-Year 2 Dec	-	-	-	-	-	88,612	-	88,612
Year 3 Jan-Year 3 Dec	-	-	-	-	-	87,673	-	87,673
Year 4 Jan-Year 4 Dec	-	-	-	-	-	86,739	-	86,739
Year 5 Jan-Year 5 Dec	-	-	-	-	-	85,741	-	85,741
Year 6 Jan-Year 6 Dec	-	-	-	-	-	95,813	-	95,813
Year 7 Jan-Year 7 Dec	-	-	-	-	-	94,623	-	94,623
Year 8 Jan-Year 8 Dec	-	-	-	-	-	93,426	-	93,426
Year 9 Jan-Year 9 Dec	-	-	-	-	-	92,187	-	92,187
Year 10 Jan-Year 10 Dec	-	-	-	-	-	90,908	(10,724)	80,184
						<b>Total Net Cash Flow (After Tax)</b>		<b>870,077</b>
						<b>Net Present Value (NPV) at 9.60%</b>		<b>536,320</b>

**After Tax Summary**

Total Rentable Area	5,900 Sq. Ft
Total Usable Area	5,200 Sq. Ft
Total Net Cash Flow	\$ 870,077
Average Annual Net Cash Flow	\$ 87,008 per Year
Average Monthly Net Cash Flow	\$ 7,251 per Month

	<u>Rentable Area</u>	<u>Usable Area</u>
Total Rate	\$ 147.47 Sq. Ft	\$ 167.32 Sq. Ft
Average Effective Annual Rate	\$ 14.75 Sq. Ft per Yr	\$ 16.73 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 1.23 Sq. Ft per Mo	\$ 1.39 Sq. Ft per Mo
<b>Net Present Value at 9.60%</b>	\$ 536,320	
<b>Net Effective Rent at 9.60%</b>	\$ 9.09 Sq. Ft per Yr	\$ 10.31 Sq. Ft per Yr
	\$ 0.76 Sq. Ft per Mo	\$ 0.86 Sq. Ft per Mo



**Landlord. Net Income & Effective Rent (Before Tax)**

Capital Plaza  
Unit 306 CTA Realty

June 03, 2011

Investor Pro

Lease Analysis Landlord Proposal No. 1

Year	Rental Income	Vacancy	Expenses	Net Operating Income (Before Tax)	Equiv. Rent Rates			
					Rentable Area		Usable Area	
					\$ per Sq. Ft per Yr.	\$ per Sq. Ft per Mo.	\$ per Sq. Ft per Yr.	\$ per Sq. Ft per Mo.
Year 1 Jan	-	-	-	-	-	-	-	-
Year 1 Jan-Year 1 Dec	180,933	-	65,100	115,833	19.63	1.64	22.28	1.86
Year 2 Jan-Year 2 Dec	207,400	-	54,693	152,707	25.88	2.16	29.37	2.45
Year 3 Jan-Year 3 Dec	207,400	-	56,345	151,055	25.60	2.13	29.05	2.42
Year 4 Jan-Year 4 Dec	207,400	-	57,997	149,403	25.32	2.11	28.73	2.39
Year 5 Jan-Year 5 Dec	207,400	-	59,767	147,633	25.02	2.09	28.39	2.37
Year 6 Jan-Year 6 Dec	231,826	-	61,537	170,289	28.86	2.41	32.75	2.73
Year 7 Jan-Year 7 Dec	231,826	-	63,425	168,401	28.54	2.38	32.38	2.70
Year 8 Jan-Year 8 Dec	231,826	-	65,313	166,513	28.22	2.35	32.02	2.67
Year 9 Jan-Year 9 Dec	231,826	-	67,260	164,566	27.89	2.32	31.65	2.64
Year 10 Jan-Year 10 Dec	231,826	-	69,266	162,560	27.55	2.30	31.26	2.61
<b>Total Net Operating Income</b>				<b>\$ 1,548,960</b>				
<b>Net Present Value at 10.00%</b>				<b>\$ 931,395</b>				

**Before Tax Financial Summary**

Total Rentable Area 5,900 Sq. Ft  
Total Usable Area 5,200 Sq. Ft

Total Net Operating Income \$ 1,548,960  
Average Annual Net Operating Income \$ 154,896 per Year  
Average Monthly Net Operating Income \$ 12,908 per Month

	Rentable Area	Usable Area
Total Rate	\$ 262.54 Sq. Ft	\$ 297.88 Sq. Ft
Average Effective Annual Rate	\$ 26.25 Sq. Ft per Yr	\$ 29.79 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 2.19 Sq. Ft per Mo	\$ 2.48 Sq. Ft per Mo

**Net Present Value (NPV) at 10.00%** \$ 931,395  
**Overall Net Effective Rent at 10.00%**  
\$ 15.79 Sq. Ft per Yr \$ 17.91 Sq. Ft per Yr  
\$ 1.32 Sq. Ft per Mo \$ 1.49 Sq. Ft per Mo



**Landlord. Net Income & Effective Rent (After Tax)**

Capital Plaza  
Unit 306 CTA Realty

June 03, 2011

Investor Pro

Lease Analysis Landlord Proposal No. 1

Year	Rental Income	Vacancy	Expenses	Net Operating Income (After Tax)	Equiv. Rent Rates			
					Rentable Area		Usable Area	
					\$ per Sq. Ft per Yr.	Mo.	\$ per Sq. Ft per Yr.	Mo.
Year 1 Jan	-	-	-	-	-	-	-	-
Year 1 Jan-Year 1 Dec	104,941	-	37,758	67,183	11.39	0.95	12.92	1.08
Year 2 Jan-Year 2 Dec	120,292	-	31,722	88,570	15.01	1.25	17.03	1.42
Year 3 Jan-Year 3 Dec	120,292	-	32,680	87,612	14.85	1.24	16.85	1.40
Year 4 Jan-Year 4 Dec	120,292	-	33,638	86,654	14.69	1.22	16.66	1.39
Year 5 Jan-Year 5 Dec	120,292	-	34,665	85,627	14.51	1.21	16.47	1.37
Year 6 Jan-Year 6 Dec	134,459	-	35,691	98,768	16.74	1.40	18.99	1.58
Year 7 Jan-Year 7 Dec	134,459	-	36,787	97,673	16.55	1.38	18.78	1.57
Year 8 Jan-Year 8 Dec	134,459	-	37,882	96,578	16.37	1.36	18.57	1.55
Year 9 Jan-Year 9 Dec	134,459	-	39,011	95,448	16.18	1.35	18.36	1.53
Year 10 Jan-Year 10 Dec	134,459	-	40,174	94,285	15.98	1.33	18.13	1.51
<b>Total Net Operating Income</b>				<b>\$ 898,398</b>				
<b>Net Present Value at 9.60%</b>				<b>\$ 550,094</b>				

**After Tax Financial Summary**

Total Rentable Area 5,900 Sq. Ft  
Total Usable Area 5,200 Sq. Ft

Total Net Operating Income \$ 898,398  
Average Annual Net Operating Income \$ 89,840 per Year  
Average Monthly Net Operating Income \$ 7,487 per Month

	<u>Rentable Area</u>	<u>Usable Area</u>
Total Rate	\$ 152.27 Sq. Ft	\$ 172.77 Sq. Ft
Average Effective Annual Rate	\$ 15.23 Sq. Ft per Yr	\$ 17.28 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 1.27 Sq. Ft per Mo	\$ 1.44 Sq. Ft per Mo

**Net Present Value (NPV) at 9.60%** \$ 550,094  
**Overall Net Effective Rent at 9.60%** \$ 9.32 Sq. Ft per Yr \$ 10.58 Sq. Ft per Yr  
\$ 0.78 Sq. Ft per Mo \$ 0.88 Sq. Ft per Mo





**Capital Plaza**

1200 West Broadway  
 Vancouver  
 BC

Unit 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	\$15,000
Other Allowances by Landlord	N/A

**Building Attributes**

Sub Market Area	Vancouver Broadway Corridor
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	BC Property Managers



Capital Plaza



Floor Plan



Great Location



**Financial Summary**

Analysis Period: 10 years

	<u>Before Tax</u>	<u>After Tax</u>
Total Net Cash Flow	\$ 1,510,995	\$ 870,077
Average Annual Net Cash Flow	\$ 151,099	\$ 87,008
Average Monthly Net Cash Flow	\$ 12,592	\$ 7,251

**Average Rent Rates**

Based on Rentable Area

Average Effective Annual Rate	\$ 25.61 Sq. Ft per Yr	\$ 14.75 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 2.13 Sq. Ft per Yr	\$ 1.23 Sq. Ft per Yr

Based on Usable Area

Average Effective Annual Rate	\$ 29.06 Sq. Ft per Yr	\$ 16.73 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 2.42 Sq. Ft per Yr	\$ 1.39 Sq. Ft per Yr

**Net Present Value and Net Effective Rent**

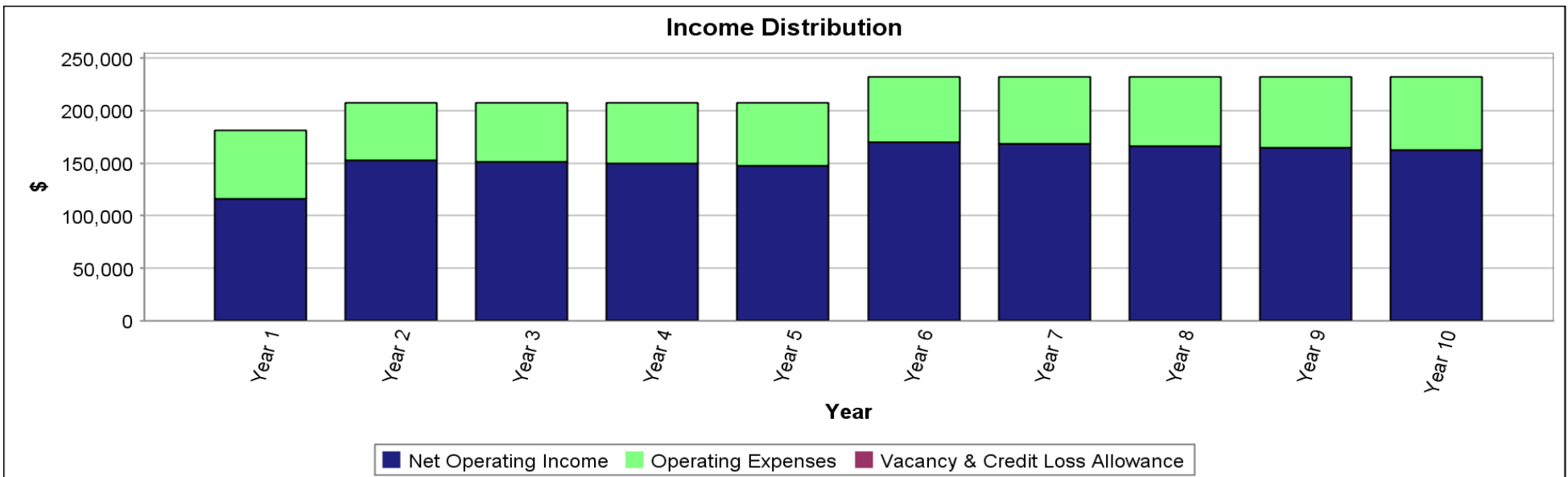
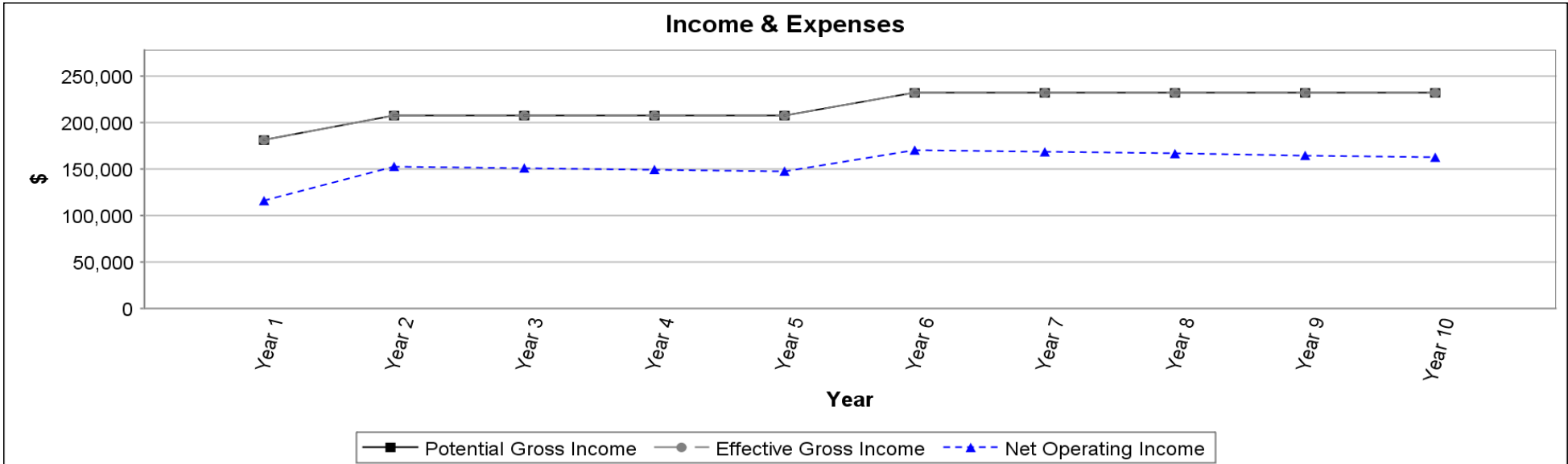
Net Present Value (NPV)	\$ 912,918	\$ 536,320
NPV Discount Rate	10.00%	9.60%

Based on Rentable Area

Net Effective Rent Yearly	\$ 15.47 Sq. Ft per Yr	\$ 9.09 Sq. Ft per Yr
Net Effective Rent Monthly	\$ 1.29 Sq. Ft per Yr	\$ 0.76 Sq. Ft per Yr

Based on Usable Area

Net Effective Rent Yearly	\$ 17.56 Sq. Ft per Yr	\$ 10.31 Sq. Ft per Yr
Net Effective Rent Monthly	\$ 1.46 Sq. Ft per Yr	\$ 0.86 Sq. Ft per Yr





**Leasehold Improvements**

Starting Date: Year 1 January  
 Amount: \$ 15,000  
 CCA Claim: Full CCA Claim  
 CCA Method: Building  
 CCA Rate: 4.0%  
 First Year Rate: 50.0%  
 Claim CCA in last Year: Yes

<u>Comencing</u>	<u>Value of Improvements</u>	<u>CCA Available</u>	<u>CCA Claimed</u>	<u>Undepreciated Balance</u>
Yr. 1 Jan-Yr. 1 Dec	\$ 15,000	\$ 300	\$ 300	\$ 14,700
Yr. 2 Jan-Yr. 2 Dec		588	588	14,112
Yr. 3 Jan-Yr. 3 Dec		564	564	13,548
Yr. 4 Jan-Yr. 4 Dec		542	542	13,006
Yr. 5 Jan-Yr. 5 Dec		520	520	12,486
Yr. 6 Jan-Yr. 6 Dec		499	499	11,987
Yr. 7 Jan-Yr. 7 Dec		479	479	11,508
Yr. 8 Jan-Yr. 8 Dec		460	460	11,048
Yr. 9 Jan-Yr. 9 Dec		442	442	10,606
Yr. 10 Jan-Yr. 10 Dec		424	424	10,182
Total	\$ 15,000		\$ 4,818	



## **EXPENSES PROJECTIONS**

### **Expenses paid by Landlord**

Entry Choice: \$ per Unit of Total Rentable Area (Office) per Year

Quantity: 5,900

Year 1 Jan \$9.00 per Unit of Total Rentable Area (Office) per Year paid monthly for 12 months  
Compounding at 3.00% per year for next 9 years

### **Leasing Fee**

Entry Choice: Amount

Year 1 Jan \$12,000 Single Entry

## **REVENUE PROJECTIONS**

### **Base Rent**

Entry Choice: \$ per Unit of Total Rentable Area (Office) per Year

Quantity: 5,900

Year 1 Jan Stepped Projection (Lease)  
Term 1: \$26.00 per Unit of Total Rentable Area (Office) per Year paid monthly for 5 years  
Term 2: Increased by 3.00% compounding per year to \$30.14 per Unit of Total Rentable Area (Office) per Year  
paid monthly for 5 years

### **Free Rent**

Entry Choice: % of Rent

Year 1 Jan 100.00%. Single Entry

Year 1 Feb 100.00%. Single Entry

### **Recoverable Expenses (TIM's)**

Entry Choice: \$ per Unit of Total Rentable Area (Office) per Year

Quantity: 5,900

Year 1 Jan \$9.00 per Unit of Total Rentable Area (Office) per Year paid monthly for 12 months  
Compounding at 3.00% per year for next 9 years

### **Recoverable Expense Cap**

Entry Choice: Amount

Year 1 Jan \$4,500 paid monthly for 12 months

Constant per year for next 9 years



**Leasehold Improvement Loan**

Amount: \$ 25,000  
 Type: Standard Mortgage  
 Analysis Start Date: January Year 1  
 Mortgage Commences: January Year 1  
 Payment Frequency: Monthly  
 Payment Rounded: Up to Nearest Cent  
 Compounding Frequency: Semi-annually  
 Interest Rate: Fixed  
 Additional Payment or Borrowing: No

Term	Start Date of (Balloon) Term	Time Period		Nominal Annual Interest Rate	Amortization	
		Years	Months		Years	Months
1	Year 1 Jan	10	0	8.000 %	10	0

	Outstanding Balance	End of Year Accrued Interest	Mortgage Payout
Payout at end of Analysis Period: Dec Year 10	-	-	-
Payout at end of last Term: Dec Year 10	-	-	-

Time Period	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Year 1 Jan-Year 1 Dec	3,619.32	1,906.54	1,712.78	-	23,287.22
Year 2 Jan-Year 2 Dec	3,619.32	1,766.79	1,852.53	-	21,434.69
Year 3 Jan-Year 3 Dec	3,619.32	1,615.61	2,003.71	-	19,430.98
Year 4 Jan-Year 4 Dec	3,619.32	1,452.14	2,167.18	-	17,263.80
Year 5 Jan-Year 5 Dec	3,619.32	1,275.27	2,344.05	-	14,919.75
Year 6 Jan-Year 6 Dec	3,619.32	1,084.03	2,535.29	-	12,384.46
Year 7 Jan-Year 7 Dec	3,619.32	877.12	2,742.20	-	9,642.26
Year 8 Jan-Year 8 Dec	3,619.32	653.37	2,965.95	-	6,676.31
Year 9 Jan-Year 9 Dec	3,619.32	411.32	3,208.00	-	3,468.31
Year 10 Jan-Year 10 Dec	3,617.89	149.58	3,468.31	-	-
	<b>36,191.77</b>	<b>11,191.77</b>	<b>25,000.00</b>	<b>-</b>	



**Tenant Loan Schedule**  
 Capital Plaza  
 Unit 306 CTA Realty

June 03, 2011  
 Investor Pro  
 Lease Analysis Landlord Proposal No. 1

**Tenant Loan**

Amount: \$ 12,000  
 Type: Standard Mortgage  
 Analysis Start Date: January Year 1  
 Mortgage Commences: January Year 1  
 Payment Frequency: Monthly  
 Payment Rounded: Up to Nearest Cent  
 Compounding Frequency: Semi-annually  
 Interest Rate: Fixed  
 Additional Payment or Borrowing: No

Term	Start Date of (Balloon) Term	Time Period		Nominal Annual Interest Rate	Amortization	
		Years	Months		Years	Months
1	Year 1 Jan	5	0	10.000 %	5	0

	Outstanding Balance	End of Year Accrued Interest	Mortgage Payout
Payout at end of Analysis Period: Dec Year 10	-	-	-
Payout at end of last Term: Dec Year 5	-	-	-

Time Period	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Year 1 Jan-Year 1 Dec	3,045.36	1,089.46	1,955.90	-	10,044.10
Year 2 Jan-Year 2 Dec	3,045.36	888.99	2,156.37	-	7,887.73
Year 3 Jan-Year 3 Dec	3,045.36	667.94	2,377.42	-	5,510.31
Year 4 Jan-Year 4 Dec	3,045.36	424.26	2,621.10	-	2,889.21
Year 5 Jan-Year 5 Dec	3,044.82	155.61	2,889.21	-	-
	<b>15,226.26</b>	<b>3,226.26</b>	<b>12,000.00</b>	-	