



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
AVERAGE RENT										
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
Average Rental Income	30.67	35.15	35.15	35.15	35.15	39.29	39.29	39.29	39.29	39.29
Less: Avg. Vacancy & Credit Loss Allowance	-	-	-	-	-	-	-	-	-	-
Average Effective Gross Income	30.67	35.15	35.15	35.15	35.15	39.29	39.29	39.29	39.29	39.29
Average Operating Expenses										
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
Average Net Operating Income	19.63	25.88	25.60	25.32	25.02	28.86	28.54	28.22	27.89	27.55