



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
Total Net Operating Income				\$ 1,548,960				
Net Present Value at 10.00%				\$ 931,395				

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

	<u>Rentable Area</u>	<u>Usable Area</u>
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



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					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	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
Total Net Operating Income				\$ 898,398				
Net Present Value at 9.60%				\$ 550,094				

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