



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

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

	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	1,713	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
	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,618
Plus: Tenant Loans										
Principal Payments	1,956	2,156	2,377	2,621	2,889	-	-	-	-	-
Interest payments	1,089	889	668	424	156	-	-	-	-	-
	3,045	3,045	3,045	3,045	3,045	-	-	-	-	-
CASH FLOW BEFORE TAX	115,259	152,133	150,481	148,829	147,059	166,670	164,782	162,894	160,947	158,942
Less: Income Tax	48,181	63,521	62,808	62,090	61,317	70,857	70,159	69,468	68,759	68,034
CASH FLOW AFTER TAX	67,079	88,612	87,673	86,739	85,741	95,813	94,623	93,426	92,187	90,908
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	1,089	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
Taxable Income	114,716	151,241	149,543	147,833	145,993	168,706	167,045	165,400	163,713	161,986
Income Tax at 42.00%	48,181	63,521	62,808	62,090	61,317	70,857	70,159	69,468	68,759	68,034