



Average Rental Expenses Yearly
 Capital Plaza
 306 CTA Realty

June 03, 2011
 Investor Pro
 Lease Analysis Tenant Office 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 RENTAL EXPENSES										
Base Rent	\$ 21.67	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 30.14	\$ 30.14	\$ 30.14	\$ 30.14	\$ 30.14
Additional Rent (TIM's)	9.00	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15	9.15
Average Rental Expenses Total	30.67	35.15	35.15	35.15	35.15	39.29	39.29	39.29	39.29	39.29
AVERAGE SUB LEASE REVENUE										
Base Rent	10.98	10.98	-	-	-	-	-	-	-	-
Additional Rent (TIM's)	3.66	3.66	-	-	-	-	-	-	-	-
Average Sub Lease Revenue Total	14.64	14.64	-	-	-	-	-	-	-	-
AVERAGE NET RENTAL EXPENSES	16.02	20.51	35.15	35.15	35.15	39.29	39.29	39.29	39.29	39.29