



Tenant. Operating Cash Flow Yearly
 Capital Plaza
 306 CTA Realty

June 03, 2011
 Investor Pro
 Lease Analysis Tenant Office 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 Expenses	180,933	207,400	207,400	207,400	207,400	231,826	231,826	231,826	231,826	231,826
	180,933	207,400	207,400	207,400	207,400	231,826	231,826	231,826	231,826	231,826
Less: Sublease Revenue (Net)	86,400	86,400	-	-	-	-	-	-	-	-
Total Rental Expenses	94,533	121,000	207,400	207,400	207,400	231,826	231,826	231,826	231,826	231,826
Principal Payments	2,602	2,787	2,986	3,199	3,426	-	-	-	-	-
Interest payments	954	768	570	357	129	-	-	-	-	-
CASH FLOW BEFORE TAX	98,089	124,556	210,956	210,956	210,955	231,826	231,826	231,826	231,826	231,826
Income Taxes (Savings)	(40,231)	(51,390)	(87,584)	(87,486)	(87,381)	(97,576)	(97,568)	(97,560)	(97,553)	(97,545)
CASH FLOW AFTER TAX	57,859	73,166	123,372	123,470	123,574	134,249	134,258	134,266	134,273	134,281

INCOME TAX CALCULATIONS

Cash Flow Before Tax	98,089	124,556	210,956	210,956	210,955	231,826	231,826	231,826	231,826	231,826
Less: Principal Payments	2,602	2,787	2,986	3,199	3,426	-	-	-	-	-
Plus: CCA Claim	300	588	564	542	520	499	479	460	442	424
	95,787	122,356	208,534	208,299	208,049	232,325	232,305	232,286	232,268	232,250
Income Taxes (Savings) at 42.00%	40,231	51,390	87,584	87,486	87,381	97,576	97,568	97,560	97,553	97,545