



## LEASING EXPENSES PROJECTIONS

### Base Rent

Entry Choice: \$ per Unit of Total Rentable Area (Office) per Year

Quantity: 5,900

Year 1 Jan            Stepped Projection  
                            Term 1: \$26.00 per Unit of Total Rentable Area (Office) per Year paid monthly for 5 years  
                            Term 2: Increased by 3.00% compounding per year to \$30.14 per Unit of Total Rentable Area (Office) per Year  
                            paid monthly for 5 years

### Free Rent

Entry Choice: % of Rent

Year 1 Jan            100.00%. Single Entry  
Year 1 Feb            100.00%. Single Entry

### Additional Rent (TIM's)

Entry Choice: \$ per Unit of Total Rentable Area (Office) per Year

Quantity: 5,900

Year 1 Jan            \$9.00 per Unit of Total Rentable Area (Office) per Year paid monthly for 12 months  
                            Compounding at 3.00% per year for next 9 years

### Rent Cap

Entry Choice: Amount

Year 1 Jan            \$4,500 paid monthly for 12 months  
                            Constant per year for next 9 years

## SUBLEASE REVENUE PROJECTIONS

### Base Rent

Entry Choice: \$ per Sq. Ft per Year

Quantity: 2,400

Year 1 Jan            \$27.00 per Sq. Ft per Year paid monthly for 12 months  
                            Constant per year for next 1 year

### Additional Rent (TIM's)

Entry Choice: \$ per Sq. Ft per Year

Quantity: 2,400

Year 1 Jan            \$9.00 per Sq. Ft per Year paid monthly for 12 months  
                            Constant per year for next 1 year

### Rent Cap



**Projection Descriptions**

Capital Plaza  
306 CTA Realty

June 03, 2011

Investor Pro

Lease Analysis Tenant Office Proposal No. 1

Entry Choice: Amount

Year 1 Jan      \$4,500 paid monthly for 12 months  
Constant per year for next 1 year