

Lease #1 Assumptions

Building: Commerce Plaza		Suite: Suite 100		Address: 400 Commerce Ave.						
Rentable sf:	4,950	Lease begins:	1/1/2011	Owner:	Owner	Floor #:	3	Security:	yes	
Usable sf = 100% rsf	1.	Rent begins:	1/1/2011	Manager:	Manager	Total fl. sf:	8,000	HVAC:	yes	
Lease term (years):	10	Base year:	2011	Park, resrvd:	0	Expansion sf:	0	Loading docks:	no	
NPV discount rate:	6.00%	Year built:	2000	Park, unres:	25	Total bldg sf:	27,000	After hours:	yes	
Comments:	New modern building, ready to move in.				W'kday hrs:	9-5	W'kend hrs:	9-5		
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base Rent										
Enter amount (\$ or \$/sf):	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
CPI Escalation										
Tenant pays x% of CPI:	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Estimated CPI%:	2.00%	2.00%	2.00%	2.00%	2.00%	3.00%	3.00%	3.00%	3.00%	4.00%
Pass-through Expenses										
Electricity										
Tenant pays x% over stop:	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Stop, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$/sf estimate or % growth	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cap, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Op. Expense										
Tenant pays x% over stop:	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Stop, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$/sf estimate or % growth	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cap, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxes										
Tenant pays x% over stop:	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Stop, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$/sf estimate or % growth	\$2.25	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Cap, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Parking Expense (\$ or \$/sf)	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00

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Security Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tenant Improvements										
Total \$ amount or \$/sf:	\$0.00									
Amortized over x years:	10	years								
Build-out Allowance										
Total \$ amount or \$/sf:	\$0.00									
Amortized over x years:	10	years								
Free Rent										
# free months in "Year 0:"	0									
Total pass-thru, \$/sf, Year 0:	\$0.00									
# free months in years 1-10:	0	0	0	0	0	0	0	0	0	0
Moving Cost										
Total \$ amount or \$/sf:	\$0.00									
Relocation Allowance										
Total \$ amount or \$/sf:	\$0.00									
Other Concessions										
Total \$ amount or \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00