

Unit-by-Unit Income Summary RealData Centre

Property Type: Flats and Shops
Analysis Begins: June, 2005

Total Rentable Square Meters: 10,000

TOTAL RENT FOR ALL UNITS: Years 2005 To 2014											
	72,408	154,595	159,130	160,847	161,251	161,574	162,065	162,576	163,107	163,660	
UNIT: 100											
Tenant: Titan Financial Services			2005 Initial Rate: 15.00				Rentable sm: 4,200				
Rent Change Schedule	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Month of Change (1 - 12)	0	3	0	0	0	0	0	0	0	0	0
% Change, or New Rate	0.0000	0.0300	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unit of measure (% Change or €/sm/year or €/sm/month or €/month)	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change
Total Base Rent, € (calculated)	36,750	64,575	64,890	64,890	64,890	64,890	64,890	64,890	64,890	64,890	64,890
Expense recoveries, based on 42.00% of total rsm	184	1,050	1,226	1,410	1,601	1,799	2,005	2,220	2,443	2,675	
Other Revenue	0	0	200	200	150	0	0	0	0	0	
Concessions and Abatements	(8,000)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	
Tenant Improvements, € or €/sm (if 500 or less)	0	20	0	0	0	0	0	0	0	0	
Commissions paid: €	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL UNIT INCOME - 100:	28,934	65,625	66,316	66,500	66,641	66,689	66,895	67,110	67,333	67,565	
Unit revenue less capital and leasing costs:	28,934	-22,375	66,316	66,500	66,641	66,689	66,895	67,110	67,333	67,565	
PV of net unit revenue @ 11.00% over 20 years:	429,600										
TOTAL RENT FOR ALL UNITS: Years 2015 To 2024											
	164,235	164,833	165,454	166,101	166,773	167,473	168,200	168,956	169,743	170,561	
100											
Rent Change Schedule	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Month of Change (1 - 12)	0	0	0	0	0	0	0	0	0	0	0
% Change, or New Rate	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unit of measure (% Change or €/sm/year or €/sm/month or €/month)	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change
Total Base Rent, € (calculated)	64,890	64,890	64,890	64,890	64,890	64,890	64,890	64,890	64,890	64,890	64,890
Expense recoveries, based on 42.00% of total rsm	2,917	3,168	3,429	3,701	3,983	4,277	4,582	4,900	5,230	5,574	
Other Revenue	0	0	0	0	0	0	0	0	0	0	
Concessions and Abatements	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	
Tenant Improvements, € or €/sm (if 500 or less)	0	0	0	0	0	0	0	0	0	0	
Commissions paid: €	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL UNIT INCOME - 100:	67,807	68,058	68,319	68,591	68,873	69,167	69,472	69,790	70,120	70,464	
Unit revenue less capital and leasing costs:	67,807	68,058	68,319	68,591	68,873	69,167	69,472	69,790	70,120	70,464	
PV of net unit revenue @ 11.00% over 20 years:	429,600										

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TOTAL RENT FOR ALL UNITS: Years 2005 To 2014										
	72,408	154,595	159,130	160,847	161,251	161,574	162,065	162,576	163,107	163,660
UNIT: 200										
Tenant: Bricks & Mortar DIY			2005 Initial Rate: 1.67				Rentable sm: 2,000			
Rent Change Schedule	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Month of Change (1 - 12)	0	0	5	0	0	0	0	0	0	0
% Change, or New Rate	0.0000	0.0000	1.7500	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unit of measure (% Change or €/sm/year or €/sm/month or €/month)	% Change	% Change	€/sm/month	% Change	% Change	% Change	% Change	% Change	% Change	% Change
Total Base Rent, € (calculated)	23,380	40,080	41,360	42,000	42,000	42,000	42,000	42,000	42,000	42,000
Expense recoveries, based on 20.00% of total rsm	88	500	584	671	762	857	955	1,057	1,163	1,274
Other Revenue	0	0	0	0	0	0	0	0	0	0
Concessions and Abatements	(4,000)	(2,000)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Tenant Improvements, € or €/sm (if 500 or less)	0	0	20	0	0	0	0	0	0	0
Commissions paid: €	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL UNIT INCOME - 200:	19,468	38,580	41,944	42,671	42,762	42,857	42,955	43,057	43,163	43,274
Unit revenue less capital and leasing costs:	19,468	38,580	-3,056	42,671	42,762	42,857	42,955	43,057	43,163	43,274
PV of net unit revenue @ 11.00% over 20 years:	285,495									
TOTAL RENT FOR ALL UNITS: Years 2015 To 2024										
	164,235	164,833	165,454	166,101	166,773	167,473	168,200	168,956	169,743	170,561
200										
Rent Change Schedule	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Month of Change (1 - 12)	0	0	0	0	0	0	0	0	0	0
% Change, or New Rate	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unit of measure (% Change or €/sm/year or €/sm/month or €/month)	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change
Total Base Rent, € (calculated)	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000
Expense recoveries, based on 20.00% of total rsm	1,389	1,509	1,633	1,762	1,897	2,037	2,182	2,333	2,491	2,654
Other Revenue	0	0	0	0	0	0	0	0	0	0
Concessions and Abatements	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Tenant Improvements, € or €/sm (if 500 or less)	0	0	0	0	0	0	0	0	0	0
Commissions paid: €	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL UNIT INCOME - 200:	43,389	43,509	43,633	43,762	43,897	44,037	44,182	44,333	44,491	44,654
Unit revenue less capital and leasing costs:	43,389	43,509	43,633	43,762	43,897	44,037	44,182	44,333	44,491	44,654
PV of net unit revenue @ 11.00% over 20 years:	285,495									

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UNIT: 300		Tenant: Calvin's Cotter Pins			2005 Initial Rate: 4120.00			Rentable sm: 3,800			
Rent Change Schedule		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Month of Change (1 - 12)		0	0	9	0	0	0	0	0	0	0
% Change, or New Rate		0.0000	0.0000	4,200.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unit of measure (% Change or €/sm/year or €/sm/month or €/month)		% Change	% Change	€/month	% Change	% Change	% Change	% Change	% Change	% Change	% Change
Total Base Rent, € (calculated)		28,840	49,440	49,760	50,400	50,400	50,400	50,400	50,400	50,400	50,400
Expense recoveries, based on 38.00% of total rsm		166	950	1,110	1,276	1,448	1,628	1,814	2,009	2,211	2,421
Other Revenue		0	0	0	0	0	0	0	0	0	0
Concessions and Abatements		(5,000)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Tenant Improvements, € or €/sm (if 500 or less)		0	0	0	0	0	0	0	0	0	0
Commissions paid: €		0.00	0.00	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL UNIT INCOME - 300:		24,006	50,390	50,870	51,676	51,848	52,028	52,214	52,409	52,611	52,821
Unit revenue less capital and leasing costs:		24,006	50,390	43,870	51,676	51,848	52,028	52,214	52,409	52,611	52,821
PV of net unit revenue @ 11.00% over 20 years:		386,194									
TOTAL RENT FOR ALL UNITS: Years 2015 To 2024		164,235	164,833	165,454	166,101	166,773	167,473	168,200	168,956	169,743	170,561
300											
Rent Change Schedule		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Month of Change (1 - 12)		0	0	0	0	0	0	0	0	0	0
% Change, or New Rate		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unit of measure (% Change or €/sm/year or €/sm/month or €/month)		% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change	% Change
Total Base Rent, € (calculated)		50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400
Expense recoveries, based on 38.00% of total rsm		2,639	2,866	3,102	3,348	3,604	3,869	4,146	4,433	4,732	5,043
Other Revenue		0	0	0	0	0	0	0	0	0	0
Concessions and Abatements		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Tenant Improvements, € or €/sm (if 500 or less)		0	0	0	0	0	0	0	0	0	0
Commissions paid: €		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL UNIT INCOME - 300:		53,039	53,266	53,502	53,748	54,004	54,269	54,546	54,833	55,132	55,443
Unit revenue less capital and leasing costs:		53,039	53,266	53,502	53,748	54,004	54,269	54,546	54,833	55,132	55,443
PV of net unit revenue @ 11.00% over 20 years:		386,194									