

**Commercial Income Summary**  
**The RealData Building**

**Total Rentable Square Feet: 10,000**

**TOTAL RENT FOR ALL UNITS: Years 2007 To 2016**      **118,625   144,900   156,895   163,647   173,065   176,782   178,962   180,513   183,911   185,037**

UNIT: 100	Tenant: Titanic Financial Solutions					2007 Initial Rate: 15.00					Rentable SF: 4,200
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Rent Change Schedule											
Month of Change (1 - 12)	0	0	3	0	0	3	0	0	3	0	
% Change, or New Rate	0.0000	0.0000	0.0300	0.0000	0.0000	0.0600	0.0000	0.0000	0.0500	0.0000	
Unit of measure	% change	% change	% change	% change	% change	% change	% change	% change	% change	% change	
Total Base Rent, \$ (calculated)	52,500	63,000	64,575	64,890	64,890	68,135	68,783	68,783	71,649	72,223	
Expense recoveries, based or 42.00% of total	263	1,050	1,226	1,410	1,601	1,799	2,005	2,220	2,443	2,675	
Other Rental Revenue	0	0	0	0	0	0	0	0	0	0	
Concessions, Abatements and Rollover Vacancy Loss	(0)	(8,000)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	
Tenant Improvements, \$ or \$/sf (if 500 or less)	15	0	20	0	0	0	0	0	0	0	
Month placed in service	3	0	3	0	0	0	0	0	0	0	
Commissions paid	0	0	7,787	0	0	0	0	0	0	0	
Month paid (1 - 12)	0	0	3	0	0	0	0	0	0	0	
Number of months to capitalize commission	0	0	36	0	0	0	0	0	0	0	
<b>TOTAL UNIT INCOME - 100:</b>	52,763	56,050	65,801	66,300	66,491	69,934	70,789	71,003	74,093	74,898	
<b>Unit revenue less capital and leasing costs:</b>	(10,238)	56,050	(25,985)	66,300	66,491	69,934	70,789	71,003	74,093	74,898	
<b>PV of net unit revenue @ 11.00% over 20 years:</b>	415,983										
Notes:	Enter notes/comments about this unit, tenant, or lease.										

**TOTAL RENT FOR ALL UNITS: Years 2017 To 2026**      **185,611   186,209   186,831   187,477   188,150   188,849   189,576   190,333   191,120   191,938**

100	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Rent Change Schedule										
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	% change	% change	% change	% change	% change	% change	% change	% change	% change
Total Base Rent, \$ (calculated)	72,223	72,223	72,223	72,223	72,223	72,223	72,223	72,223	72,223	72,223
Expense recoveries, based or 42.00% of total	2,917	3,168	3,429	3,701	3,983	4,277	4,582	4,900	5,230	5,574
Other Rental Revenue	0	0	0	0	0	0	0	0	0	0
Concessions, Abatements and Rollover Vacancy Loss	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Tenant Improvements, \$ or \$/sf (if 500 or less)	0	0	0	0	0	0	0	0	0	0
Month placed in service	0	0	0	0	0	0	0	0	0	0
Commissions paid	0	0	0	0	0	0	0	0	0	0
Month paid (1 - 12)	0	0	0	0	0	0	0	0	0	0
Number of months to capitalize commission	0	0	0	0	0	0	0	0	0	0
<b>TOTAL UNIT INCOME - 100:</b>	75,139	75,390	75,652	75,923	76,206	76,499	76,805	77,122	77,453	77,796
<b>Unit revenue less capital and leasing costs:</b>	75,139	75,390	75,652	75,923	76,206	76,499	76,805	77,122	77,453	77,796
<b>PV of net unit revenue @ 11.00% over 20 years:</b>	415,983									

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**Total Rentable Square Feet: 10,000**

**TOTAL RENT FOR ALL UNITS: Years 2007 To 2016**      118,625   144,900   156,895   163,647   173,065   176,782   178,962   180,513   183,911   185,037

UNIT:	200	Tenant: Bricks and Mortar		2007 Initial Rate:		20.00		Rentable SF:		2,000
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Rent Change Schedule										
Month of Change (1 - 12)	0	0	0	7	0	0	7	0	0	0
% Change, or New Rate	0.0000	0.0000	0.0000	26.0000	0.0000	0.0000	0.0400	0.0000	0.0000	0.0000
Unit of measure	% change	% change	% change	\$/sf/year	% change	% change	% change	% change	% change	% change
Total Base Rent, \$ (calculated)	33,333	40,000	40,000	46,000	52,000	52,000	53,040	54,080	54,080	54,080
Expense recoveries, based on 20.00% of total	125	500	584	671	762	857	955	1,057	1,163	1,274
Other Rental Revenue	0	0	0	0	0	0	0	0	0	0
Concessions, Abatements and Rollover Vacancy Loss	(4,000)	(2,000)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Tenant Improvements, \$ or \$/sf (if 500 or less)	20	0	0	20	0	0	0	0	0	0
Month placed in service	3	0	0	7	0	0	0	0	0	0
Commissions paid	0	0	0	6,240	0	0	0	0	0	0
Month paid (1 - 12)	0	0	0	6	0	0	0	0	0	0
Number of months to capitalize commission	0	0	0	36	0	0	0	0	0	0
<b>TOTAL UNIT INCOME - 200:</b>	29,458	38,500	40,584	46,671	52,762	52,857	53,995	55,137	55,243	55,354
<b>Unit revenue less capital and leasing costs:</b>	(10,542)	38,500	40,584	431	52,762	52,857	53,995	55,137	55,243	55,354
<b>PV of net unit revenue @ 11.00% over 20 years:</b>	318,351									
Notes:	Enter notes/comments about this unit, tenant, or lease.									

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	200									
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Rent Change Schedule										
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	% change	% change	% change	% change	% change	% change	% change	% change	% change
Total Base Rent, \$ (calculated)	54,080	54,080	54,080	54,080	54,080	54,080	54,080	54,080	54,080	54,080
Expense recoveries, based on 20.00% of total	1,389	1,509	1,633	1,762	1,897	2,037	2,182	2,333	2,491	2,654
Other Rental Revenue	0	0	0	0	0	0	0	0	0	0
Concessions, Abatements and Rollover Vacancy Loss	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Tenant Improvements, \$ or \$/sf (if 500 or less)	0	0	0	0	0	0	0	0	0	0
Month placed in service	0	0	0	0	0	0	0	0	0	0
Commissions paid	0	0	0	0	0	0	0	0	0	0
Month paid (1 - 12)	0	0	0	0	0	0	0	0	0	0
Number of months to capitalize commission	0	0	0	0	0	0	0	0	0	0
<b>TOTAL UNIT INCOME - 200:</b>	55,469	55,589	55,713	55,842	55,977	56,117	56,262	56,413	56,571	56,734
<b>Unit revenue less capital and leasing costs:</b>	55,469	55,589	55,713	55,842	55,977	56,117	56,262	56,413	56,571	56,734
<b>PV of net unit revenue @ 11.00% over 20 years:</b>	318,351									

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**Total Rentable Square Feet: 10,000**

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UNIT: 300	Tenant: Calvin's Cotter Pins			2007 Initial Rate: 13.00			Rentable SF: 3,800			
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Rent Change Schedule										
Month of Change (1 - 12)	0	0	0	0	1	0	0	0	0	0
% Change, or New Rate	0.0000	0.0000	0.0000	0.0000	0.0600	0.0000	0.0000	0.0000	0.0000	0.0000
Unit of measure	% change	% change	% change	% change	% change	% change	% change	% change	% change	% change
Total Base Rent, \$ (calculated)	41,167	49,400	49,400	49,400	52,364	52,364	52,364	52,364	52,364	52,364
Expense recoveries, based or 38.00% of total	238	950	1,110	1,276	1,448	1,628	1,814	2,009	2,211	2,421
Other Rental Revenue	0	0	0	0	0	0	0	0	0	0
Concessions, Abatements and Rollover Vacancy Loss	(5,000)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Tenant Improvements, \$ or \$/sf (if 500 or less)	0	0	0	0	0	0	0	0	0	0
Month placed in service	0	0	0	0	0	0	0	0	0	0
Commissions paid	0	0	0	0	10,473	0	0	0	0	0
Month paid (1 - 12)	0	0	0	0	1	0	0	0	0	0
Number of months to capitalize commission	0	0	0	0	60	0	0	0	0	0
<b>TOTAL UNIT INCOME - 300:</b>	<b>36,404</b>	<b>50,350</b>	<b>50,510</b>	<b>50,676</b>	<b>53,812</b>	<b>53,992</b>	<b>54,178</b>	<b>54,373</b>	<b>54,575</b>	<b>54,785</b>
<b>Unit revenue less capital and leasing costs:</b>	<b>36,404</b>	<b>50,350</b>	<b>50,510</b>	<b>50,676</b>	<b>43,339</b>	<b>53,992</b>	<b>54,178</b>	<b>54,373</b>	<b>54,575</b>	<b>54,785</b>
<b>PV of net unit revenue @ 11.00% over 20 years:</b>	<b>404,859</b>									
Notes:	Enter notes/comments about this unit, tenant, or lease.									

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300	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Rent Change Schedule										
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	% change	% change	% change	% change	% change	% change	% change	% change	% change
Total Base Rent, \$ (calculated)	52,364	52,364	52,364	52,364	52,364	52,364	52,364	52,364	52,364	52,364
Expense recoveries, based or 38.00% of total	2,639	2,866	3,102	3,348	3,604	3,869	4,146	4,433	4,732	5,043
Other Rental Revenue	0	0	0	0	0	0	0	0	0	0
Concessions, Abatements and Rollover Vacancy Loss	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Tenant Improvements, \$ or \$/sf (if 500 or less)	0	0	0	0	0	0	0	0	0	0
Month placed in service	0	0	0	0	0	0	0	0	0	0
Commissions paid	0	0	0	0	0	0	0	0	0	0
Month paid (1 - 12)	0	0	0	0	0	0	0	0	0	0
Number of months to capitalize commission	0	0	0	0	0	0	0	0	0	0
<b>TOTAL UNIT INCOME - 300:</b>	<b>55,003</b>	<b>55,230</b>	<b>55,466</b>	<b>55,712</b>	<b>55,968</b>	<b>56,233</b>	<b>56,510</b>	<b>56,797</b>	<b>57,096</b>	<b>57,407</b>
<b>Unit revenue less capital and leasing costs:</b>	<b>55,003</b>	<b>55,230</b>	<b>55,466</b>	<b>55,712</b>	<b>55,968</b>	<b>56,233</b>	<b>56,510</b>	<b>56,797</b>	<b>57,096</b>	<b>57,407</b>
<b>PV of net unit revenue @ 11.00% over 20 years:</b>	<b>404,859</b>									