Lease #2 Executive Summary

Location

Brandywine Common
100 Commerce Dr.
Suite 200

Space

Rentable sf 4,500
Usable sf 4,500
Load factor 0.00%

Lease Information

Lease term 10 years

1st Year Base Rent $130,500
1st Year Effective Rent $138,750

1st Year Base Rent/rsf $29.00
1st Year Effective Rent/rsf $30.83

Average Base Rent $142,200
Average Rent With Escalation $142,200
Average Pass-Through Expenses $14,832
Average Other Adjustments $1,500
Average Effective Rent $158,532

Average Base Rent/rsf $31.60
Average Effective Rate/rsf $35.23
Average Effective Rate/usf $35.23

Total Commitment $1,585,316
NPV at 6% $1,162,894