## **Lease #1 Executive Summary**





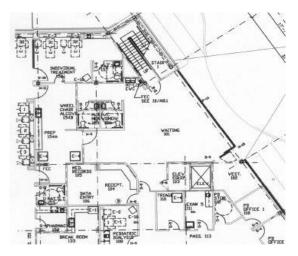
## Location

Commerce Plaza 400 Commerce Ave. Suite 100

## **Space**

Rentable sf	4,950
Usable sf	4,950
Load factor	0.00%

## **Lease Information**



Lease term	120 months
1st Year Base Rent	\$138,600
1st Year Effective Rent	\$152,138
1st Year Base Rent/rsf	\$28.00
1st Year Effective Rent/rsf	\$30.73
Average Base Rent	\$11,550
Average Rent With Escalation	\$12,861
Average Pass-Through Expenses	\$1,064
Average Other Adjustments	\$200
Average Effective Rent	\$14,125
Average Base Rent/rsf	\$2.33
Average Effective Rate/rsf	\$34.24
Average Effective Rate/usf	\$34.24
Total Commitment	\$1,695,046
NPV at 6%	\$1,262,534