

UNIT:	100	Tenant:	Titanic Financial Solutions	Year 1 Initial Rate:			15.00	\$/sf/year	Rentable SF:		4,200
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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)		63,000	63,000	64,575	64,890	64,890	68,135	68,783	68,783	71,649	72,223
Expense recoveries, based on	42.00% of total	315	1,050	1,226	1,410	1,601	1,799	2,005	2,220	2,443	2,675
Other Rental Revenue and Concessions		0	0	0	0	0	0	0	0	0	0
Abatements and Rollover Vacancy Loss		(0)	(8,000)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Pass-Through Expense Base		0	0	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
GROSS UNIT INCOME - 100:		63,315	56,050	65,801	66,300	66,491	69,934	70,789	71,003	74,093	74,898
Unit revenue less capital and leasing costs:		315	56,050	(25,985)	66,300	66,491	69,934	70,789	71,003	74,093	74,898
PV of net unit revenue @ 10.00% over 20 years:		463,329									
Notes:											

UNIT:	100	LRA Category: (none)									
		Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
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 on	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 and Concessions		0	0	0	0	0	0	0	0	0	0
Abatements and Rollover Vacancy Loss		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Pass-Through Expense Base		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
GROSS UNIT INCOME - 100:		75,139	75,390	75,652	75,923	76,206	76,499	76,805	77,122	77,453	77,796
Unit revenue less capital and leasing costs:		75,139	75,390	75,652	75,923	76,206	76,499	76,805	77,122	77,453	77,796
PV of net unit revenue @ 10.00% over 20 years:		463,329									

UNIT:	200	Tenant:	Bricks and Mortar	Year 1 Initial Rate:			20.00	\$/sf/year	Rentable SF:		2,000
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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)		40,000	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	150	500	584	671	762	857	955	1,057	1,163	1,274
Other Rental Revenue and Concessions		0	0	0	0	0	0	0	0	0	0
Abatements and Rollover Vacancy Loss		(4,000)	(2,000)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Pass-Through Expense Base		0	0	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
GROSS UNIT INCOME - 200:		36,150	38,500	40,584	46,671	52,762	52,857	53,995	55,137	55,243	55,354
Unit revenue less capital and leasing costs:		(3,850)	38,500	40,584	431	52,762	52,857	53,995	55,137	55,243	55,354
PV of net unit revenue @ 10.00% over 20 years:		352,472									
Notes:											

UNIT:	200	LRA Category: (none)									
		Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
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 and Concessions		0	0	0	0	0	0	0	0	0	0
Abatements and Rollover Vacancy Loss		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Pass-Through Expense Base		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
GROSS UNIT INCOME - 200:		55,469	55,589	55,713	55,842	55,977	56,117	56,262	56,413	56,571	56,734
Unit revenue less capital and leasing costs:		55,469	55,589	55,713	55,842	55,977	56,117	56,262	56,413	56,571	56,734
PV of net unit revenue @ 10.00% over 20 years:		352,472									

UNIT:	300	Tenant:	Calvin's Cotter Pins	Year 1 Initial Rate:			13.00	\$/sf/year	Rentable SF:		3,800
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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)		49,400	49,400	49,400	49,400	52,364	52,364	52,364	52,364	52,364	52,364
Expense recoveries, based on	38.00% of total	285	950	1,110	1,276	1,448	1,628	1,814	2,009	2,211	2,421
Other Rental Revenue and Concessions		0	0	0	0	0	0	0	0	0	0
Abatements and Rollover Vacancy Loss		(5,000)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Pass-Through Expense Base		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	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
GROSS UNIT INCOME - 300:		44,685	50,350	50,510	50,676	53,812	53,992	54,178	54,373	54,575	54,785
Unit revenue less capital and leasing costs:		44,685	50,350	50,510	50,676	43,339	53,992	54,178	54,373	54,575	54,785
PV of net unit revenue @ 10.00% over 20 years:		442,131									
Notes:											

UNIT:	300	LRA Category:		(none)							
		Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
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 on	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 and Concessions		0	0	0	0	0	0	0	0	0	0
Abatements and Rollover Vacancy Loss		(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Pass-Through Expense Base		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
GROSS UNIT INCOME - 300:		55,003	55,230	55,466	55,712	55,968	56,233	56,510	56,797	57,096	57,407
Unit revenue less capital and leasing costs:		55,003	55,230	55,466	55,712	55,968	56,233	56,510	56,797	57,096	57,407
PV of net unit revenue @ 10.00% over 20 years:		442,131									