

Atlanta Financial Center
 LANDLORD PROPOSAL

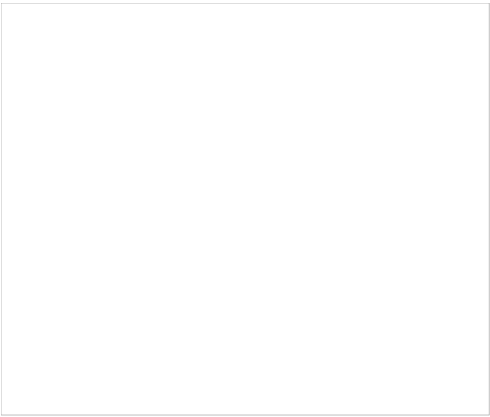
The Pinnacle
 LANDLORD PROPOSAL

One Alliance Center
 LANDLORD PROPOSAL

The Sovereign Building
 LANDLORD PROPOSAL

Street Address	3333 Peachtree Road	3455 Peachtree Rd	3500 Lenox Road	3344 Peachtree
City, State Zip	Atlanta, GA 30326	Atlanta, GA 30326	Atlanta, GA 30326	Atlanta, GA 30326
Property Level Report	View report	View report	View report	View report
Building Class	Class A	Class A	Class A	Class A
Parking Ratio	2.5/1,000sf	2.96/1,000sf	2.62/1,000sf	4.4/1,000sf
TI Allowance	\$0.00 per RSF	\$0.00 per RSF	\$0.00 per RSF	\$0.00 per RSF
Lease Structure	Full Service	Full Service	Full Service	Full Service
Lease Term	66 months	67 months	64 months	65 months
Commencement Date	01/01/2015	01/01/2015	01/01/2015	01/01/2015
Expiration Date	06/30/2020	07/31/2020	04/30/2020	05/31/2020
Concessions / Incentives	6 months free	7 months free (offered as 14 months of 1/2 rent)	4 months free	5 months free
Rentable Area	5,000 SF	4,908 SF	6,200 SF	5,600 SF
Useable Area	4,238 SF	4,142 SF	5,255 SF	4,706 SF
Load Factor	18%	18.50%	18%	19%
Avg. Total Cost / rsf	28.41	1.86	3.39	7.81
NPV of Total Cost / year / rsf	22.48	1.39	3.04	6.42
NPV of Total Cost / year / usf	26.53	1.76	3.58	7.86
Effective Rent	28.41	1.86	3.39	7.81
Avg. Monthly Base Rent	11,839	541	4,591	5,065
Avg. Monthly Occupancy Cost	11,839	541	4,591	5,065
NPV of Total Cost Per Month	9,368	397	3,818	4,118
Avg. Annual Base Rent	142,068	6,492	55,097	60,779
Avg. Annual Occupancy Cost	142,068	6,492	55,097	60,779
NPV of Total Cost Per Annum	112,419	4,759	45,814	49,416
NPV of Base Rent @ 8.0%	618,181	35,932	225,595	258,270
NPV of Total Cost @ 8.0%	618,305	35,942	225,607	258,303
Total Base Rent	781,372	48,086	270,174	317,380
Total Occupancy Cost	781,372	48,086	270,174	317,380
Total Deal Cost	781,372	48,086	270,174	317,380

Base Rent Schedule				
Year 1	14.50	1.25	6.83	6.79
Year 2	29.87	0.20	2.93	7.73
Year 3	30.77	2.49	2.85	7.96
Year 4	31.69	2.48	2.77	8.20
Year 5	32.64	2.47	2.68	8.44
Year 6	16.81	4.23	4.74	0.82
Avg. Base Rent	28.41	1.86	3.39	7.81
Total Annual Cost				
Expenses & Credits	-	-	-	-
Year 1	72,500	4,801	59,767	46,733
Year 2	149,350	3,734	54,010	61,182
Year 3	153,831	9,392	54,614	63,017
Year 4	158,445	9,265	55,210	64,908
Year 5	163,199	9,124	55,798	66,855
Year 6	84,047	19,239	9,224	14,684
Total Deal Cost	781,372	48,086	270,174	317,380



Annual Cost

Annual Metrics

RSF Costs

Total Costs