

Original to Final Terms Comparison

Crossroads 2 Original

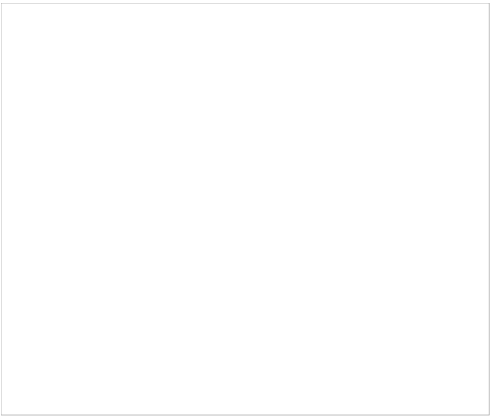
LANDLORD PROPOSAL ▾

Crossroads 2 - Final

SIGNED LEASE

Street Address	1255 Schmidt Road	1255 Schmidt Road
City, State Zip	Romeoville, IL 60446	Romeoville, IL 60446
Property Level Report	View report	View report
Building Class	Class A	Class A
TI Allowance	\$3.50 per RSF	\$5.00 per RSF
Lease Structure	Modified Gross	Modified Gross
Lease Term	60 months	60 months
Commencement Date	05/07/2013	05/07/2013
Concessions / Incentives		3 months free rent
Rentable Area	124,800 SF	124,800 SF
Avg. Total Cost / rsf	2.86	0.24
NPV of Total Cost / year / rsf	3.79	0.22
Effective Rent	3.89	0.54
Avg. Monthly Base Rent	29,767	2,460
Avg. Monthly Occupancy Cost	47,767	2,460
NPV of Total Cost Per Month	39,378	2,262
Avg. Annual Base Rent	357,205	29,525
Avg. Annual Occupancy Cost	573,206	29,525
NPV of Total Cost Per Annum	472,535	27,141
NPV of Base Rent @ 8.0%	1,473,204	135,705
NPV of Total Cost @ 8.0%	2,362,674	135,706
Total Base Rent	1,786,027	147,626
Total Occupancy Cost	2,866,032	147,626
Total Deal Cost	2,866,032	147,626
Base Rent Schedule		
Year 1	2.75	0.76
Year 2	2.81	0.10
Year 3	2.86	0.10
Year 4	2.92	0.11
Year 5	2.98	0.11
Avg. Base Rent	2.86	0.24

Total Annual Cost		
Expenses & Credits	-	-
Year 1	546,624	95,160
Year 2	559,591	12,730
Year 3	572,878	12,984
Year 4	586,493	13,244
Year 5	600,446	13,509
Total Deal Cost	2,866,032	147,626



Annual Cost

Annual Metrics

RSF Costs

Total Costs