

Original to Final Terms Comparison

Crossroads 2 - Final

SIGNED LEASE

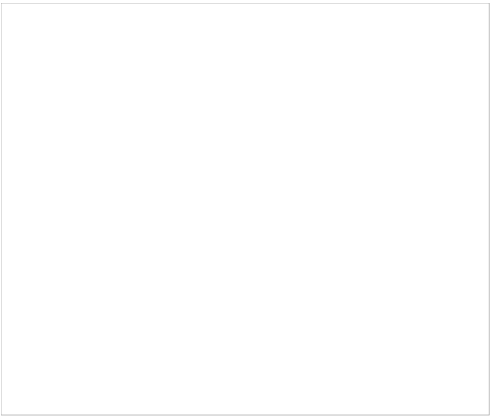
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Crossroads 2 Original

LANDLORD PROPOSAL

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	\$5.00 per RSF	\$3.50 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	2.63	0.24
NPV of Total Cost / year / rsf	3.57	0.22
Effective Rent	3.36	0.54
Avg. Monthly Base Rent	27,307	2,460
Avg. Monthly Occupancy Cost	45,307	2,460
NPV of Total Cost Per Month	37,116	2,262
Avg. Annual Base Rent	327,680	29,525
Avg. Annual Occupancy Cost	543,681	29,525
NPV of Total Cost Per Annum	445,394	27,141
NPV of Base Rent @ 8.0%	1,337,499	135,705
NPV of Total Cost @ 8.0%	2,226,968	135,706
Total Base Rent	1,638,400	147,626
Total Occupancy Cost	2,718,406	147,626
Total Deal Cost	2,718,406	147,626
Base Rent Schedule		
Year 1	1.99	0.76
Year 2	2.70	0.10
Year 3	2.76	0.10
Year 4	2.81	0.11
Year 5	2.87	0.11
Avg. Base Rent	2.63	0.24

Total Annual Cost		
Expenses & Credits	-	-
Year 1	451,464	95,160
Year 2	546,861	12,730
Year 3	559,894	12,984
Year 4	573,250	13,244
Year 5	586,937	13,509
Total Deal Cost	2,718,406	147,626



Annual Cost

Annual Metrics

RSF Costs

Total Costs