

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	4.59	4.36
NPV of Total Cost / year / rsf	3.79	3.57
Effective Rent	3.89	3.36
Avg. Monthly Base Rent	29,767	27,307
Avg. Monthly Occupancy Cost	47,767	45,307
NPV of Total Cost Per Month	39,378	37,116
NPV of Total Cost Per Year	472,535	445,394
Avg. Annual Base Rent	357,205	327,680
Avg. Annual Occupancy Cost	573,206	543,681
NPV of Base Rent @ 8.0%	1,473,204	1,337,499
NPV of Total Cost @ 8.0%	2,362,674	2,226,968
Total Base Rent	1,786,027	1,638,400
Total Occupancy Cost	2,866,032	2,718,406
Total Deal Cost	2,866,032	2,718,406

Crossroads 2 Original
LANDLORD PROPOSAL

Crossroads 2 - Final
SIGNED LEASE

Total Cost per RSF		
Year 1	4.38	3.62
Year 2	4.48	4.38
Year 3	4.59	4.49
Year 4	4.70	4.59
Year 5	4.81	4.70
Avg. Total Cost per RSF	4.59	4.36

Total Annual Cost		
Expenses & Credits	-	-
Year 1	546,624	451,464
Year 2	559,591	546,861
Year 3	572,878	559,894
Year 4	586,493	573,250
Year 5	600,446	586,937
Total Deal Cost	2,866,032	2,718,406

Total Cost by Year

Annual Metrics

Total Costs

RSF Costs