



**Atlanta Financial Center**  
3333 Peachtree Road  
Atlanta, GA 30326

**Landlord proposal**

Rentable area	5,000 SF
Lease term	66 months
Commencement	01/01/2015
Avg cost / rsf	\$28.41
Effective rent	\$28.41
NPV / year / rsf	\$22.48
Avg cost / month	\$11,839
Avg cost / year	\$142,068
Total deal cost	\$781,372
NPV @ 8.0%	\$618,305



**The Pinnacle**  
3455 Peachtree Rd  
Atlanta, GA 30326

**Landlord proposal**

Rentable area	4,908 SF
Lease term	67 months
Commencement	01/01/2015
Avg cost / rsf	\$30.27
Effective rent	\$30.27
NPV / year / rsf	\$23.87
Avg cost / month	\$12,380
Avg cost / year	\$148,560
Total deal cost	\$829,458
NPV @ 8.0%	\$654,246



**One Alliance Center**  
3500 Lenox Road  
Atlanta, GA 30326

**Landlord proposal**

Rentable area	6,200 SF
Lease term	64 months
Commencement	01/01/2015
Avg cost / rsf	\$31.80
Effective rent	\$31.80
NPV / year / rsf	\$25.52
Avg cost / month	\$16,430
Avg cost / year	\$197,165
Total deal cost	\$1,051,546
NPV @ 8.0%	\$843,912



**The Sovereign Building**  
3344 Peachtree  
Atlanta, GA 30326

**Landlord proposal**

Rentable area	5,600 SF
Lease term	65 months
Commencement	01/01/2015
Avg cost / rsf	\$36.22
Effective rent	\$36.22
NPV / year / rsf	\$28.90
Avg cost / month	\$16,904
Avg cost / year	\$202,847
Total deal cost	\$1,098,752
NPV @ 8.0%	\$876,608