

Original to Final Terms Comparison



Crossroads 2 Original 1255 Schmidt Road Romeoville, IL 60446	
Landlord proposal	
Rentable area	124,800 SF
Lease term	60 months
Commencement	05/07/2013
Avg cost / rsf	\$4.59
Effective rent	\$3.89
NPV / year / rsf	\$3.79
Avg cost / month	\$47,767
Avg cost / year	\$573,206
Total deal cost	\$2,866,032
NPV @ 8.0%	\$2,362,674



Crossroads 2 - Final 1255 Schmidt Road Romeoville, IL 60446	
Signed lease	
Rentable area	124,800 SF
Lease term	60 months
Commencement	05/07/2013
Avg cost / rsf	\$4.36
Effective rent	\$3.36
NPV / year / rsf	\$3.57
Avg cost / month	\$45,307
Avg cost / year	\$543,681
Total deal cost	\$2,718,406
NPV @ 8.0%	\$2,226,968