

Option to Market Comparison



Prevailing Market 111 Huntington Avenue Boston, MA 02199	
Internal analysis	
Rentable area	25,000 SF
Lease term	72 months
Commencement	02/01/2014
Avg cost / rsf	\$45.44
Effective rent	\$45.44
NPV / year / rsf	\$36.07
Avg cost / month	\$94,670
Avg cost / year	\$1,136,038
Total deal cost	\$6,816,231
NPV @ 8.0%	\$5,409,893



Renewal Option 111 Huntington Avenue Boston, MA 02199	
Internal analysis	
Rentable area	25,000 SF
Lease term	72 months
Commencement	02/01/2014
Avg cost / rsf	\$46.30
Effective rent	\$46.30
NPV / year / rsf	\$36.68
Avg cost / month	\$96,451
Avg cost / year	\$1,157,410
Total deal cost	\$6,944,462
NPV @ 8.0%	\$5,502,388