

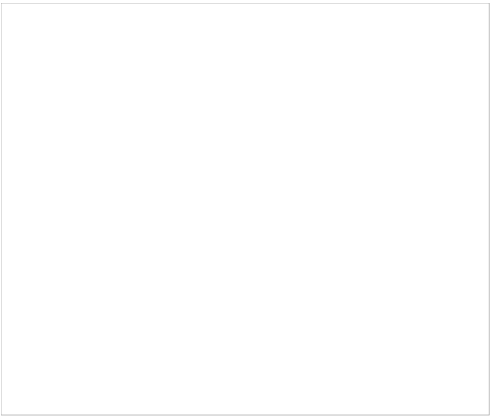
Sublease Recovery Analysis

ACME Sublease Proposal
INTERNAL ANALYSIS

Remaining Obligation
SIGNED LEASE

Street Address	30 Wall Street	30 Wall Street
City, State Zip	New York City, NY 10005	New York City, NY 10005
Property Level Report	View report	View report
Building Class	Class B	Class B
TI Allowance	\$0.00 per RSF	\$0.00 per RSF
Lease Structure	Full Service	Full Service
Lease Term	48 months	48 months
Commencement Date	05/01/2013	05/01/2013
Expiration Date	04/30/2017	04/30/2017
Rentable Area	10,880 SF	10,880 SF
Useable Area	9,715 SF	9,715 SF
Load Factor	12%	12%
Avg. Total Cost / rsf	32.50	4.11
NPV of Total Cost / year / rsf	27.92	3.44
NPV of Total Cost / year / usf	31.27	3.85
Effective Rent	32.50	4.11
Avg. Monthly Base Rent	29,467	3,723
Avg. Monthly Occupancy Cost	29,467	3,723
NPV of Total Cost Per Month	25,316	3,115
Avg. Annual Base Rent	353,600	44,681
Avg. Annual Occupancy Cost	353,600	44,681
NPV of Total Cost Per Annum	303,792	37,382
NPV of Base Rent @ 8.0%	1,215,058	149,514
NPV of Total Cost @ 8.0%	1,215,169	149,528
Total Base Rent	1,414,400	178,725
Total Occupancy Cost	1,414,400	178,725
Total Deal Cost	1,414,400	178,725
Base Rent Schedule		
Year 1	32.50	2.50
Year 2	32.50	3.55
Year 3	32.50	4.63
Year 4	32.50	5.75
Avg. Base Rent	32.50	4.11

Total Annual Cost		
Expenses & Credits	-	-
Year 1	353,600	27,200
Year 2	353,600	38,624
Year 3	353,600	50,391
Year 4	353,600	62,510
Total Deal Cost	1,414,400	178,725



Annual Cost

Annual Metrics

RSF Costs

Total Costs