

Sublease Recovery Analysis

Remaining Obligation

SIGNED LEASE

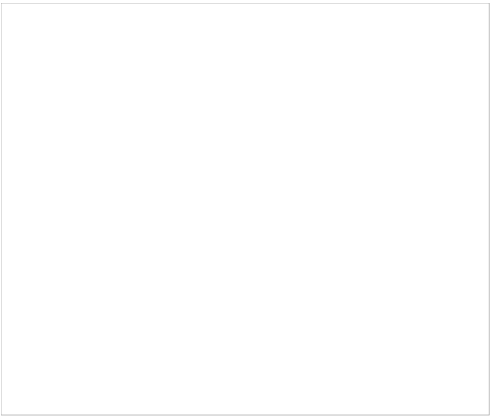
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ACME Sublease Proposal

INTERNAL ANALYSIS

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	36.61	4.11
NPV of Total Cost / year / rsf	31.36	3.44
NPV of Total Cost / year / usf	35.12	3.85
Effective Rent	36.61	4.11
Avg. Monthly Base Rent	33,190	3,723
Avg. Monthly Occupancy Cost	33,190	3,723
NPV of Total Cost Per Month	28,431	3,115
Avg. Annual Base Rent	398,281	44,681
Avg. Annual Occupancy Cost	398,281	44,681
NPV of Total Cost Per Annum	341,174	37,382
NPV of Base Rent @ 8.0%	1,364,572	149,514
NPV of Total Cost @ 8.0%	1,364,697	149,528
Total Base Rent	1,593,125	178,725
Total Occupancy Cost	1,593,125	178,725
Total Deal Cost	1,593,125	178,725
Base Rent Schedule		
Year 1	35.00	2.50
Year 2	36.05	3.55
Year 3	37.13	4.63
Year 4	38.25	5.75
Avg. Base Rent	36.61	4.11

Total Annual Cost		
Expenses & Credits	-	-
Year 1	380,800	27,200
Year 2	392,224	38,624
Year 3	403,991	50,391
Year 4	416,110	62,510
Total Deal Cost	1,593,125	178,725



Annual Cost

Annual Metrics

RSF Costs

Total Costs