

# LeaseMatrix Headquarters

**Columbia Center**  
LANDLORD COUNTER

**Wells Fargo Center**  
LANDLORD PROPOSAL

**505 Union Station**  
LANDLORD PROPOSAL

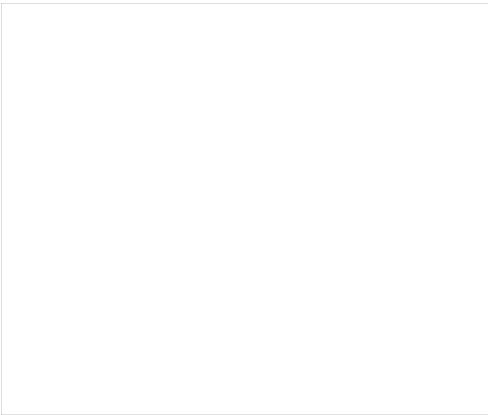
**City Centre**  
TENANT  
COUNTER

Street Address	701 5th Ave	999 3rd Avenue	505 5th Ave S	1420 5th Avenue
City, State Zip	Seattle, Washington 98104	Seattle, Washington 98104	Seattle, Washington 98104	Seattle, WA 98101
Country	US	US	US	USA
Property Level Report	<a href="#">View report</a>	<a href="#">View report</a>	<a href="#">View report</a>	<a href="#">View report</a>
Building Class	Class A	Class AA	Class A	Class A
Security Deposit	\$50,000	\$100,000	-	\$100,000
Parking Ratio	4 per 1,000	1 per 1,000	5 per 1,000	2 per 1,000
TI Allowance	\$50.00 per RSF	\$50.00 per RSF	\$35.00 per RSF	\$50.00 per RSF
Lease Structure	Full Service	Modified Net	Full Service	Full Service
Lease Term	84 months	60 months	72 months	84 months
Commencement Date	03/19/2013	05/15/2013	04/29/2013	06/13/2013
Expiration Date	03/18/2020	05/14/2018	04/28/2019	06/12/2020
Rentable Area	100,000 SF	100,000 SF	100,000 SF	105,000 SF
Useable Area	84,746 SF	87,720 SF	90,091 SF	91,305 SF
Load Factor	18%	14%	11%	15%
Avg. Total Cost / rsf	21.57	<b>1.33</b>	<b>2.01</b>	<b>2.09</b>
NPV of Total Cost / year / rsf	22.70	<b>2.20</b>	<b>3.58</b>	<b>2.23</b>
NPV of Total Cost / year / usf	26.78	<b>3.42</b>	<b>5.57</b>	<b>1.89</b>
Effective Rent	23.01	<b>8.66</b>	<b>4.32</b>	<b>1.97</b>
Avg. Monthly Base Rent	179,762	<b>11,124</b>	<b>16,766</b>	<b>27,269</b>
Avg. Monthly Occupancy Cost	250,113	<b>47,187</b>	<b>47,080</b>	<b>29,813</b>
NPV of Total Cost Per Month	189,150	<b>18,329</b>	<b>29,856</b>	<b>28,990</b>
Avg. Annual Base Rent	2,157,143	<b>133,489</b>	<b>201,190</b>	<b>327,232</b>
Avg. Annual Occupancy Cost	3,001,361	<b>566,244</b>	<b>564,958</b>	<b>357,752</b>
NPV of Total Cost Per Annum	2,269,800	<b>219,947</b>	<b>358,274</b>	<b>347,885</b>
NPV of Base Rent @ 8.0%	11,244,047	<b>2,995,867</b>	<b>263,271</b>	<b>1,941,980</b>
NPV of Total Cost @ 8.0%	15,888,601	<b>5,639,333</b>	<b>4,419,446</b>	<b>2,435,192</b>
Total Base Rent	15,100,000	<b>4,981,728</b>	<b>950,000</b>	<b>2,290,625</b>
Total Occupancy Cost	21,009,526	<b>8,833,943</b>	<b>6,391,111</b>	<b>2,504,265</b>
Total Deal Cost	21,159,526	<b>8,783,943</b>	<b>6,391,111</b>	<b>2,754,265</b>

Base Rent Schedule				
Year 1	10.00	5.00	1.50	11.08
Year 2	21.00	0.40	3.00	0.54
Year 3	22.00	0.78	3.00	0.00
Year 4	23.00	1.15	3.00	1.50
Year 5	24.00	1.49	3.00	1.00
Year 6	25.00	-	3.00	0.50
Year 7	26.00	-	-	-
<b>Avg. Base Rent</b>	21.57	1.33	2.01	2.09

Total Annual Cost				
<b>Expenses &amp; Credits</b>	200,000	100,000	50,000	300,000
Year 1	1,633,333	248,667	483,333	1,315,417
Year 2	2,851,000	385,000	421,000	194,700
Year 3	3,003,531	451,010	442,630	140,585
Year 4	3,157,637	516,000	464,909	300,778
Year 5	3,313,366	679,941	487,856	250,901
Year 6	3,470,768	-	511,492	200,953
Year 7	3,579,891	-	-	100,932
<b>Security Deposit Refund</b>	(50,000)	50,000	50,000	50,000
<b>Total Deal Cost</b>	21,159,526	8,783,943	6,391,111	2,754,265

**Annual Cost**



**Annual Metrics**

**RSF Costs**

**Total Costs**