

# LeaseMatrix Headquarters

Wells Fargo Center  
LANDLORD PROPOSAL ▾

505 Union Station  
LANDLORD PROPOSAL

Columbia Center  
LANDLORD  
COUNTER

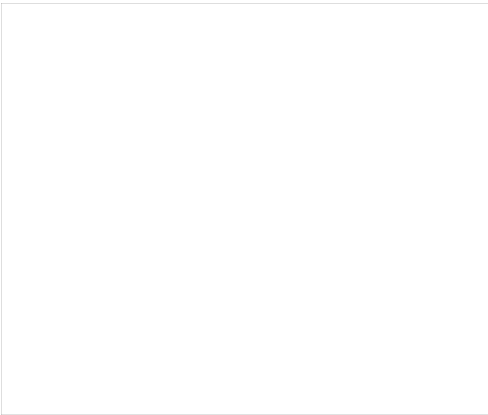
City Centre  
TENANT  
COUNTER

Street Address	999 3rd Avenue	505 5th Ave S	701 5th Ave	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 AA	Class A	Class A	Class A
Security Deposit	\$100,000	-	\$50,000	\$100,000
Parking Ratio	1 per 1,000	5 per 1,000	4 per 1,000	2 per 1,000
TI Allowance	\$50.00 per RSF	\$35.00 per RSF	\$50.00 per RSF	\$50.00 per RSF
Lease Structure	Modified Net	Full Service	Full Service	Full Service
Lease Term	60 months	72 months	84 months	84 months
Commencement Date	05/15/2013	04/29/2013	03/19/2013	06/13/2013
Expiration Date	05/14/2018	04/28/2019	03/18/2020	06/12/2020
Rentable Area	100,000 SF	100,000 SF	100,000 SF	105,000 SF
Useable Area	87,720 SF	90,091 SF	84,746 SF	91,305 SF
Load Factor	14%	11%	18%	15%
Avg. Total Cost / rsf	20.24	<b>3.35</b>	<b>1.33</b>	<b>3.42</b>
NPV of Total Cost / year / rsf	20.50	<b>1.38</b>	<b>2.20</b>	<b>4.43</b>
NPV of Total Cost / year / usf	23.37	<b>2.15</b>	<b>3.42</b>	<b>5.30</b>
Effective Rent	14.35	<b>4.35</b>	<b>8.66</b>	<b>10.63</b>
Avg. Monthly Base Rent	168,638	<b>27,890</b>	<b>11,124</b>	<b>38,393</b>
Avg. Monthly Occupancy Cost	202,926	<b>107</b>	<b>47,187</b>	<b>77,000</b>
NPV of Total Cost Per Month	170,821	<b>11,527</b>	<b>18,329</b>	<b>47,319</b>
Avg. Annual Base Rent	2,023,654	<b>334,679</b>	<b>133,489</b>	<b>460,721</b>
Avg. Annual Occupancy Cost	2,435,117	<b>1,286</b>	<b>566,244</b>	<b>923,996</b>
NPV of Total Cost Per Annum	2,049,854	<b>138,328</b>	<b>219,947</b>	<b>567,831</b>
NPV of Base Rent @ 8.0%	8,248,180	<b>2,732,596</b>	<b>2,995,867</b>	<b>4,937,846</b>
NPV of Total Cost @ 8.0%	10,249,268	<b>1,219,887</b>	<b>5,639,333</b>	<b>8,074,525</b>
Total Base Rent	10,118,272	<b>4,031,728</b>	<b>4,981,728</b>	<b>7,272,353</b>
Total Occupancy Cost	12,175,583	<b>2,442,832</b>	<b>8,833,943</b>	<b>11,338,208</b>
Total Deal Cost	12,375,583	<b>2,392,832</b>	<b>8,783,943</b>	<b>11,538,208</b>

Base Rent Schedule				
Year 1	15.00	3.50	5.00	6.08
Year 2	20.60	3.40	0.40	0.94
Year 3	21.22	3.78	0.78	0.78
Year 4	21.85	4.15	1.15	2.65
Year 5	22.51	4.49	1.49	2.49
Year 6	-	-	-	-
Year 7	-	-	-	-
<b>Avg. Base Rent</b>	20.24	<b>3.35</b>	<b>1.33</b>	<b>3.42</b>

Total Annual Cost				
<b>Expenses &amp; Credits</b>	300,000	<b>150,000</b>	<b>100,000</b>	<b>200,000</b>
Year 1	1,882,000	<b>732,000</b>	<b>248,667</b>	<b>1,066,750</b>
Year 2	2,466,000	<b>36,000</b>	<b>385,000</b>	<b>579,700</b>
Year 3	2,552,520	<b>8,380</b>	<b>451,010</b>	<b>591,595</b>
Year 4	2,641,636	<b>51,092</b>	<b>516,000</b>	<b>816,778</b>
Year 5	2,633,426	<b>192,084</b>	<b>679,941</b>	<b>930,841</b>
Year 6	-	-	-	-
Year 7	-	-	-	-
<b>Security Deposit Refund</b>	(100,000)	<b>100,000</b>	<b>50,000</b>	-
<b>Total Deal Cost</b>	12,375,583	<b>2,392,832</b>	<b>8,783,943</b>	<b>11,538,208</b>

**Annual Cost**



**Annual Metrics**

**RSF Costs**

**Total Costs**