

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	36.61
NPV of Total Cost / year / rsf	27.92	31.36
NPV of Total Cost / year / usf	31.27	35.12
Effective Rent	32.50	36.61
Avg. Monthly Base Rent	29,467	33,190
Avg. Monthly Occupancy Cost	29,467	33,190
NPV of Total Cost Per Month	25,316	28,431
NPV of Total Cost Per Year	303,792	341,174
Avg. Annual Base Rent	353,600	398,281
Avg. Annual Occupancy Cost	353,600	398,281
NPV of Base Rent @ 8.0%	1,215,058	1,364,572
NPV of Total Cost @ 8.0%	1,215,169	1,364,697
Total Base Rent	1,414,400	1,593,125
Total Occupancy Cost	1,414,400	1,593,125
Total Deal Cost	1,414,400	1,593,125

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Total Cost per RSF		
Year 1	32.50	35.00
Year 2	32.50	36.05
Year 3	32.50	37.13
Year 4	32.50	38.25
Avg. Total Cost per RSF	32.50	36.61
Total Annual Cost		
Expenses & Credits	-	-
Year 1	353,600	380,800
Year 2	353,600	392,224
Year 3	353,600	403,991
Year 4	353,600	416,110
Total Deal Cost	1,414,400	1,593,125

Total Cost by Year

Annual Metrics

Total Costs

RSF Costs