



## Original to Final Terms Comparison

### Crossroads 2 Original

#### LANDLORD PROPOSAL

1255 Schmidt Road  
Romeoville, IL 60446

<b>Rentable Area</b> 124,800 SF	<b>Lease Term</b> 60 months	<b>Commencement Date</b> 05/07/2013	<b>TI Allowance</b> \$3.50 per RSF
<b>Landlord</b> Duke Realty	<b>Building Class</b> Class A	<b>Dock description</b> 16 Dock doors (9' x10')	<b>Lease Structure</b> Modified Gross
<b>Power</b> 2,500 amps; 480 volt; 3-phase	<b>Column Spacing</b> 40' x 40' column spacing	<b>Sprinklers</b> ESFR sprinkler system	<b>Total Deal Cost</b> \$2,866,032
<b>NPV of Total Cost @ 8.0%</b> \$2,362,674			

### Key Lease Metrics

		1	2	3	4	5
Period Ending	Average	05/2014	05/2015	05/2016	05/2017	05/2018
Months in Period		12	12	12	12	12
Base Rent per RSF	2.86	2.75	2.81	2.86	2.92	2.98
Expenses per RSF	1.73	1.63	1.68	1.73	1.78	1.83
Total Cost per RSF	4.59	4.38	4.48	4.59	4.70	4.81
Average Monthly Cost	47,767	45,552	46,633	47,740	48,874	50,037
Per Annum Total	573,206	546,624	559,591	572,878	586,493	600,446
Cumulative Total		546,624	1,106,215	1,679,093	2,265,586	2,866,032

<b>Annual Financial Detail</b>		1	2	3	4	5
Period Ending	Average	05/2014	05/2015	05/2016	05/2017	05/2018
Base Rent	357,205	343,200	350,064	357,065	364,207	371,491
Total Rent	357,205	343,200	350,064	357,065	364,207	371,491

<b>Expenses</b>						
Property Taxes	139,142	131,040	134,971	139,020	143,191	147,487
CAM & Mgmt Fee	76,859	72,384	74,556	76,792	79,096	81,469
Total Expenses	216,001	203,424	209,527	215,813	222,287	228,956

<b>Expenses and Credits</b>		0	1	2	3	4	5
<b>Landlord Credits</b>							
TI Allowance	(436,800)						
<b>Tenant Cash Outlay</b>							
Buildout Expense	436,800						
<b>Total Expenses &amp; Credits</b>							