



Original to Final Terms Comparison

Crossroads 2 Original

LANDLORD PROPOSAL

1255 Schmidt Road
Romeoville, IL 60446

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

| Annual Financial Detail | | 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 |

| Expenses | | | | | | |
|-----------------|---------|---------|---------|---------|---------|---------|
| 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 |

| Expenses and Credits | | 0 | 1 | 2 | 3 | 4 | 5 |
|-------------------------------------|-----------|---|---|---|---|---|---|
| Landlord Credits | | | | | | | |
| TI Allowance | (436,800) | | | | | | |
| Tenant Cash Outlay | | | | | | | |
| Buildout Expense | 436,800 | | | | | | |
| Total Expenses & Credits | | | | | | | |