



## Original to Final Terms Comparison

### Crossroads 2 - Final SIGNED LEASE

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> \$5.00 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>Concessions / Incentives</b> 3 months free rent	<b>Column Spacing</b> 40' x 40' column spacing	<b>Sprinklers</b> ESFR sprinkler system
<b>Total Deal Cost</b> \$2,718,406	<b>NPV of Total Cost @ 8.0%</b> \$2,226,968		

Notes: Other notes go here.

<b>Key Lease Metrics</b>		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	2.63	1.99	2.70	2.76	2.81	2.87
Expenses per RSF	1.73	1.63	1.68	1.73	1.78	1.83
Total Cost per RSF	4.36	3.62	4.38	4.49	4.59	4.70
Average Monthly Cost	45,307	37,622	45,572	46,658	47,771	48,911
Per Annum Total	543,681	451,464	546,861	559,894	573,250	586,937
Cumulative Total		451,464	998,325	1,558,219	2,131,468	2,718,406

<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	344,216	330,720	337,334	344,081	350,963	357,982
Rent Abatement	(16,536)	(82,680)				
Total Rent	327,680	248,040	337,334	344,081	350,963	357,982
<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	(624,000)					
<b>Tenant Cash Outlay</b>						
Buildout Expense	624,000					
<b>Total Expenses &amp; Credits</b>						