



Sublease Recovery Analysis
ACME Sublease Proposal
INTERNAL ANALYSIS
 30 Wall Street
 New York City, NY 10005

Rentable Area 10,880 SF	Useable Area 9,715 SF	Load Factor 12%	Lease Term 48 months
Commencement Date 05/01/2013	Expiration Date 04/30/2017	Building Class Class B	Lease Structure Full Service
Total Deal Cost \$1,414,400	NPV of Total Cost @ 8.0% \$1,215,169		

Key Lease Metrics		1	2	3	4
Period Ending	Average	05/2014	05/2015	05/2016	05/2017
Months in Period		12	12	12	12
Base Rent per RSF	32.50	32.50	32.50	32.50	32.50
Total Cost per RSF	32.50	32.50	32.50	32.50	32.50
Average Monthly Cost	29,467	29,467	29,467	29,467	29,467
Per Annum Total	353,600	353,600	353,600	353,600	353,600
Cumulative Total		353,600	707,200	1,060,800	1,414,400

Annual Financial Detail		1	2	3	4
Period Ending	Average	05/2014	05/2015	05/2016	05/2017
Base Rent	353,600	353,600	353,600	353,600	353,600
Total Rent	353,600	353,600	353,600	353,600	353,600