



Sublease Recovery Analysis

Remaining Obligation

SIGNED LEASE

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 \$1,593,125	NPV of Total Cost @ 8.0% \$1,364,697		

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	36.61	35.00	36.05	37.13	38.25
Total Cost per RSF	36.61	35.00	36.05	37.13	38.25
Average Monthly Cost	33,190	31,733	32,685	33,666	34,676
Per Annum Total	398,281	380,800	392,224	403,991	416,110
Cumulative Total		380,800	773,024	1,177,015	1,593,125

Annual Financial Detail		1	2	3	4
Period Ending	Average	05/2014	05/2015	05/2016	05/2017
Base Rent	398,281	380,800	392,224	403,991	416,110
Total Rent	398,281	380,800	392,224	403,991	416,110