

Sublease Recovery Analysis



ACME Sublease Proposal 30 Wall Street New York City, NY 10005	
Internal analysis	
Rentable area	10,880 SF
Lease term	48 months
Commencement	05/01/2013
Avg cost / rsf	\$32.50
Effective rent	\$32.50
NPV / year / rsf	\$27.92
Avg cost / month	\$29,467
Avg cost / year	\$353,600
Total deal cost	\$1,414,400
NPV @ 8.0%	\$1,215,169



Remaining Obligation 30 Wall Street New York City, NY 10005	
Signed lease	
Rentable area	10,880 SF
Lease term	48 months
Commencement	05/01/2013
Avg cost / rsf	\$36.61
Effective rent	\$36.61
NPV / year / rsf	\$31.36
Avg cost / month	\$33,190
Avg cost / year	\$398,281
Total deal cost	\$1,593,125
NPV @ 8.0%	\$1,364,697