

City Centre
TENANT COUNTER

Wells Fargo Center
LANDLORD PROPOSAL

505 Union Station
LANDLORD PROPOSAL

Columbia Center
LANDLORD
COUNTER

Street Address	1420 5th Avenue	999 3rd Avenue	505 5th Ave S	701 5th Ave
City, State Zip	Seattle, WA 98101	Seattle, Washington 98104	Seattle, Washington 98104	Seattle, Washington 98104
Country	USA	US	US	US
Property Level Report	View report	View report	View report	View report

Building Class	Class A	Class AA	Class A	Class A
Security Deposit	\$100,000	\$100,000	-	\$50,000
Parking Ratio	2 per 1,000	1 per 1,000	5 per 1,000	4 per 1,000
TI Allowance	\$50.00 per RSF	\$50.00 per RSF	\$35.00 per RSF	\$50.00 per RSF
Lease Structure	Full Service	Modified Net	Full Service	Full Service
Lease Term	84 months	60 months	72 months	84 months
Commencement Date	06/13/2013	05/15/2013	04/29/2013	03/19/2013
Expiration Date	06/12/2020	05/14/2018	04/28/2019	03/18/2020

Rentable Area	105,000 SF	100,000 SF	100,000 SF	100,000 SF
Useable Area	91,305 SF	87,720 SF	90,091 SF	84,746 SF
Load Factor	15%	14%	11%	18%

Avg. Total Cost / rsf	23.66	3.42	0.08	2.09
NPV of Total Cost / year / rsf	24.93	4.43	5.82	2.23
NPV of Total Cost / year / usf	28.67	5.30	7.45	1.89
Effective Rent	24.98	10.63	6.29	1.97

Avg. Monthly Base Rent	207,031	38,393	10,503	27,269
Avg. Monthly Occupancy Cost	279,926	77,000	76,893	29,813
NPV of Total Cost Per Month	218,140	47,319	58,847	28,990

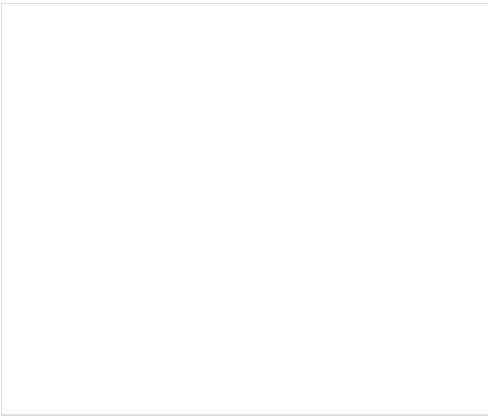
Avg. Annual Base Rent	2,484,375	460,721	126,042	327,232
Avg. Annual Occupancy Cost	3,359,113	923,996	922,710	357,752
NPV of Total Cost Per Annum	2,617,685	567,831	706,159	347,885

NPV of Base Rent @ 8.0%	13,186,027	4,937,846	2,205,251	1,941,980
NPV of Total Cost @ 8.0%	18,323,793	8,074,525	6,854,637	2,435,192

Total Base Rent	17,390,625	7,272,353	3,240,625	2,290,625
Total Occupancy Cost	23,513,790	11,338,208	8,895,376	2,504,265
Total Deal Cost	23,913,790	11,538,208	9,145,376	2,754,265

Base Rent Schedule				
Year 1	21.08	6.08	9.58	11.08
Year 2	21.54	0.94	2.46	0.54
Year 3	22.00	0.78	3.00	0.00
Year 4	24.50	2.65	1.50	1.50
Year 5	25.00	2.49	2.00	1.00
Year 6	25.50	-	2.50	0.50
Year 7	26.00	-	-	-
Avg. Base Rent	23.66	3.42	0.08	2.09

Total Annual Cost				
Expenses & Credits	500,000	200,000	350,000	300,000
Year 1	2,948,750	1,066,750	1,798,750	1,315,417
Year 2	3,045,700	579,700	615,700	194,700
Year 3	3,144,116	591,595	583,215	140,585
Year 4	3,458,414	816,778	765,686	300,778
Year 5	3,564,267	930,841	738,757	250,901
Year 6	3,671,721	-	712,445	200,953
Year 7	3,680,823	-	-	100,932
Security Deposit Refund	(100,000)	-	100,000	50,000
Total Deal Cost	23,913,790	11,538,208	9,145,376	2,754,265



Annual Cost

Annual Metrics

RSF Costs

Total Costs