

**Usually a back-up report, this report shows the costs by line item charged to the Profit & Loss statement.**

**P & L IMPACT**

City: St. Louis  
Property: 1128 Shasta Lane

Back-up Report, this report shows the detail behind the numbers summarized on the Financial Summary.

Your logo here!

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Revision 1.0

Year	(lease starts 3 / 2005)	2005	2006	2007	2008	2009	2010	Total
Months Leased Each Year		10	12	12	12	12	2	60
Months		2	0.5	0.5	0.5	0.5		4
<b>RENT</b>								
Base Rent		216,667	260,000	260,000			43,333	1,300,000
Rent Abatement		-43,333	-11,158	-11,158	-11,838	-12,193		-90,016
Percentage Rent Increases			6,500	14,495	22,730	31,212	5,439	80,375
GAAP Rent Adjustment		41,727	2,730	-4,930	-12,820	-20,947	-5,760	0
GAAP Landlord Const. Allow. Adj.		-33,333	-40,000	-40,000	-40,000	-40,000	-6,667	-200,000
GAAP LL Other Inducements Adj.				-27,778	-33,333	-33,333	-5,556	-100,000
Total		181,727	218,072	190,294	184,739	184,739	30,790	990,360
<b>OPERATING EXP. / TAXES</b>								
Operating Exp. - Initial Space			2,400	4,872			2,124	26,855
Other Operating Expenses		14,000	17,220	17,737			3,151	89,193
Total		14,000	19,620	22,609			5,275	116,048
PARKING		22,500	27,675	28,505	29,360	30,241	5,065	143,347
FURNITURE		27,500						27,500
VOICE		5,500						5,500
MOVING		16,500						16,500
DEPRECIATION		261,731		221,854	215,188	195,556	32,020	1,120,425
<b>ALL OTHER</b>								
Amortize Restoration of \$2.00/rsf		3,333	4,000	4,000	4,000	4,000	667	20,000
Buyout Of Current Lease		25,000						25,000
Total		28,333	4,000	4,000	4,000	4,000	667	45,000
<b>EBITDA</b>		296,060	269,367	245,408	243,786	247,837	41,796	1,344,254
<b>TOTAL P&amp;L PRE-TAX IMPACT</b>		557,791	463,444	467,262	458,974	443,393	73,816	2,464,679

Rent number shown on Financial Summary report

GAAP Straight Line Rent Adj.

Net Rent Credits for Landlord TI\$ and Other Inducements

Restoration Costs Amortized over the term.

The information contained herein has been given to us by sources we deem reliable, but we do not guarantee it. All data should be verified.