

Comparative Lease Analysis

Landlord Lease Comparison Report



ABC Mattress Co

Lease Assumptions

	Volente Village	Galleria Oaks	13058 N Hwy 183	Arboretum Crossing
Lease Term (Months)	36	36	36	36
Rent Concessions	0 Month	2 Months	3 Months	0 Month
Rentable Square Feet	6,079	5,473	5,136	5,000
Usable Square Feet	6,079	5,473	5,136	5,000
Load Factor %	0.00%	0.00%	0.00%	0.00%

Rate Assumptions

Initial Annual Rent per Square Foot	\$27.00	\$19.00	\$21.00	\$19.00
Initial Tenant Expense/REIMB per Square Foot	\$10.00	\$0.00	\$0.00	\$0.00
Initial Landlord Expense per Square Foot	\$5.00	\$0.00	\$0.00	\$0.00
Total TI's Required per Square Foot	\$10.00	\$10.00	\$10.00	\$10.00
TI Allowance by Landlord per Square Foot	\$5.00	\$5.00	\$5.00	\$5.00
Lease Commission (LC)	3.00%	4.00%	4.00%	4.00%

Lease Value Measures

Total Effective Lease Value	\$562,311.58	\$263,860.71	\$267,393.23	\$256,890.08
Average Annual Lease Value	\$187,437.19	\$87,953.57	\$89,131.08	\$85,630.03
Average Monthly Lease Value	\$15,619.77	\$7,329.46	\$7,427.59	\$7,135.84
Total Effective Rate - Rentable	\$92.50	\$48.21	\$52.06	\$51.38
Total Effective Rate - Usable	\$92.50	\$48.21	\$52.06	\$51.38
Average Annual Effective Rate - Rentable	\$30.83	\$16.07	\$17.35	\$17.13
Average Annual Effective Rate - Usable	\$30.83	\$16.07	\$17.35	\$17.13

Discount Cost Measures(5.00% Rate)

NPV Total Effective Lease Value	\$519,414.18	\$241,324.56	\$244,093.01	\$236,268.75
NPV Total Effective Rate - Rentable	\$85.44	\$44.09	\$47.53	\$47.25
NPV Total Effective Rate - Usable	\$85.44	\$44.09	\$47.53	\$47.25
NPV Average Annual Effective Rate - Rentable	\$28.48	\$14.70	\$15.84	\$15.75
NPV Average Annual Effective Rate - Usable	\$28.48	\$14.70	\$15.84	\$15.75



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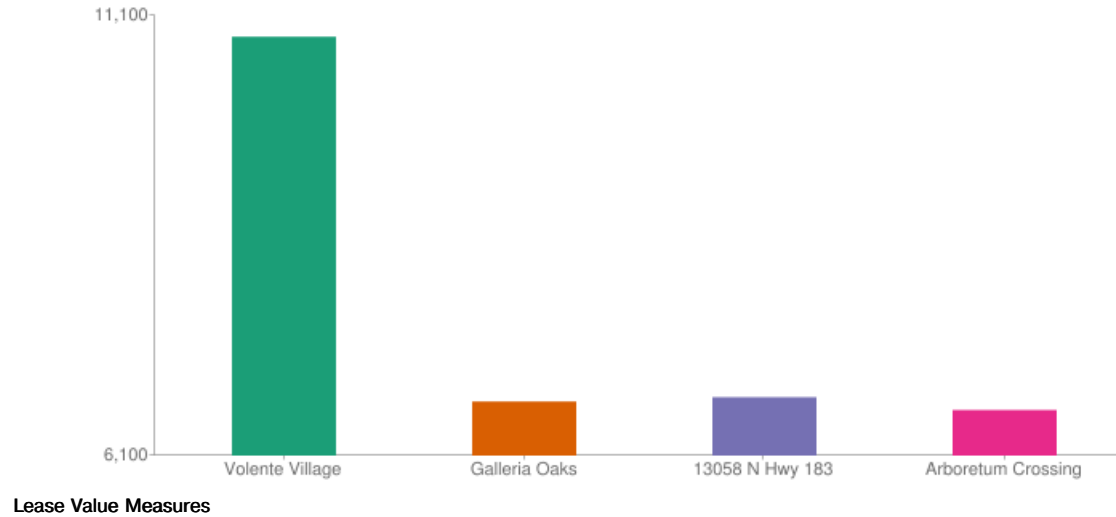
Comparative Lease Analysis

Landlord Lease Comparison Graphs

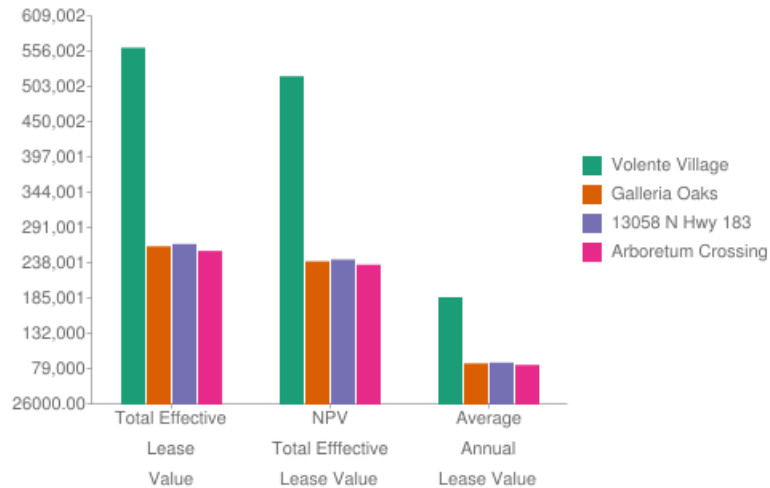


ABC Mattress Co

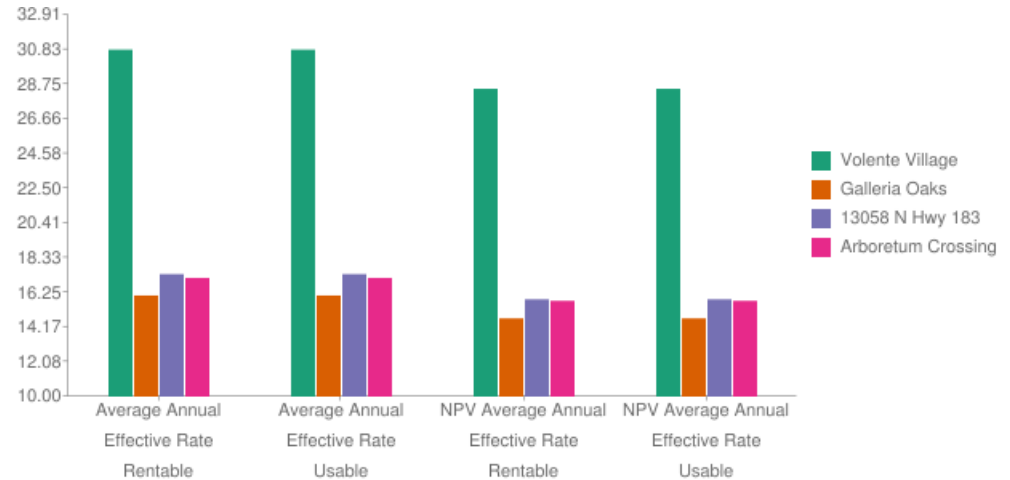
Average Monthly Lease Value



Lease Value Measures



Lease Rate Measures



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Comparative Lease Analysis

Landlord Lease Summary for:



ABC Mattress Co
Volente Village
Anderson Mill

Lease Assumptions

Lease Term (Months)	36
Rent Concessions	0 Month
Rentable Square Feet	6,079
Usable Square Feet	6,079
Load Factor %	0.00%

Rate Assumptions

Initial Annual Rent per Square Foot	\$27.00
Initial Tenant Expense/REIMB per Square Foot	\$10.00
Initial Landlord Expense per Square Foot	\$5.00
Total TI's Required per Square Foot	\$10.00
TI Allowance by Landlord per Square Foot	\$5.00

Lease Value Measures

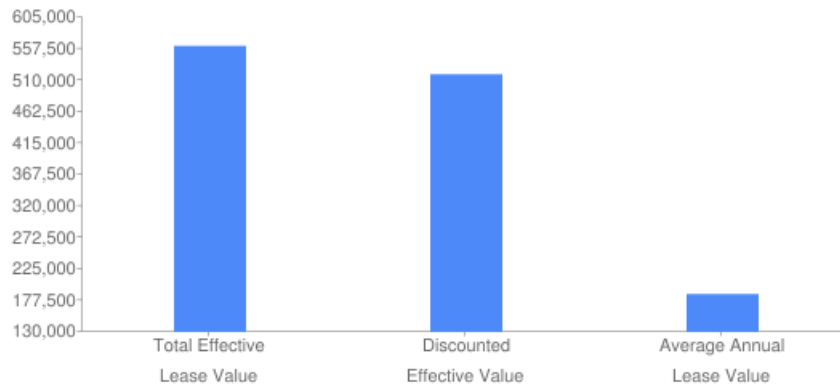
Total Effective Lease Value	\$562,311.58
Average Annual Lease Value	\$187,437.19
Average Monthly Lease Value	\$15,619.77
Total Effective Rate - Rentable	\$92.50
Total Effective Rate - Usable	\$92.50
Average Annual Effective Rate - Rentable	\$30.83
Average Annual Effective Rate - Usable	\$30.83

Discount Cost Measures

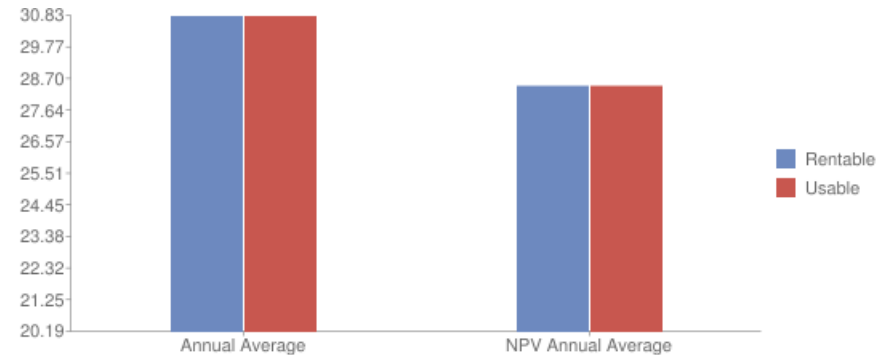
Landlord Discount Rate	5.00%
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NPV Total Effective Lease Value	\$519,414.18
NPV Total Effective Rate - Rentable	\$85.44
NPV Total Effective Rate - Usable	\$85.44
NPV Average Annual Effective Rate - Rentable	\$28.48
NPV Average Annual Effective Rate - Usable	\$28.48

Lease Value



Lease Rate



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Comparative Lease Analysis

Landlord Lease Detail for:

ABC Mattress Co

Volente Village

Anderson Mill

Landlord Cost of Lease



Landlord TI Allowance	+	Leasing Commissions (LC)	=	Landlord TI & LC Costs
\$30,395.00		\$15,219.56		\$45,614.56

Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
1	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
2	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
3	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
4	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
5	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
6	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
7	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
8	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
9	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
10	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
11	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
12	\$13,677.75	+	\$5,065.83	-	\$2,532.92	-	\$0.00	=	\$16,210.67
13	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
14	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
15	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
16	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
17	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
18	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
19	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
20	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29



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Comparative Lease Analysis

Landlord Lease Detail for:



ABC Mattress Co
Volente Village
Anderson Mill

Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
21	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
22	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
23	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
24	\$14,088.08	+	\$5,572.42	-	\$2,786.21	-	\$0.00	=	\$16,874.29
25	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
26	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
27	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
28	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
29	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
30	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
31	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
32	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
33	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
34	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
35	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55
36	\$14,510.72	+	\$6,129.66	-	\$3,064.83	-	\$0.00	=	\$17,575.55



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Comparative Lease Analysis

Landlord Lease Summary for:

ABC Mattress Co
Galleria Oaks
13376 Research Blvd.



Lease Assumptions

Lease Term (Months)	36
Rent Concessions	2 Month
Rentable Square Feet	5,473
Usable Square Feet	5,473
Load Factor %	0.00%

Rate Assumptions

Initial Annual Rent per Square Foot	\$19.00
Initial Tenant Expense/REIMB per Square Foot	\$0.00
Initial Landlord Expense per Square Foot	\$0.00
Total TI's Required per Square Foot	\$10.00
TI Allowance by Landlord per Square Foot	\$5.00

Lease Value Measures

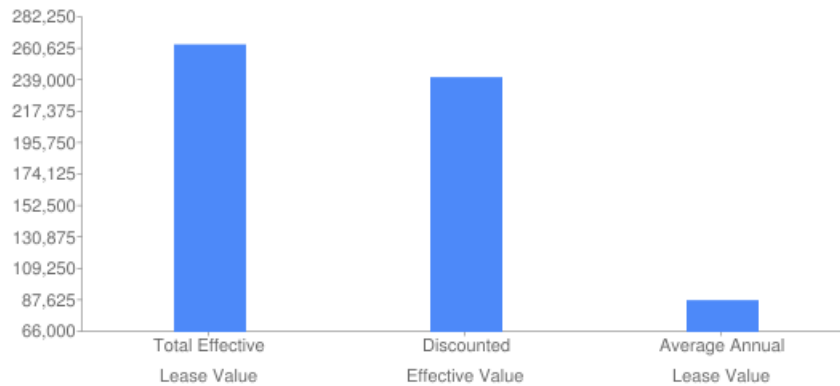
Total Effective Lease Value	\$263,860.71
Average Annual Lease Value	\$87,953.57
Average Monthly Lease Value	\$7,329.46
Total Effective Rate - Rentable	\$48.21
Total Effective Rate - Usable	\$48.21
Average Annual Effective Rate - Rentable	\$16.07
Average Annual Effective Rate - Usable	\$16.07

Discount Cost Measures

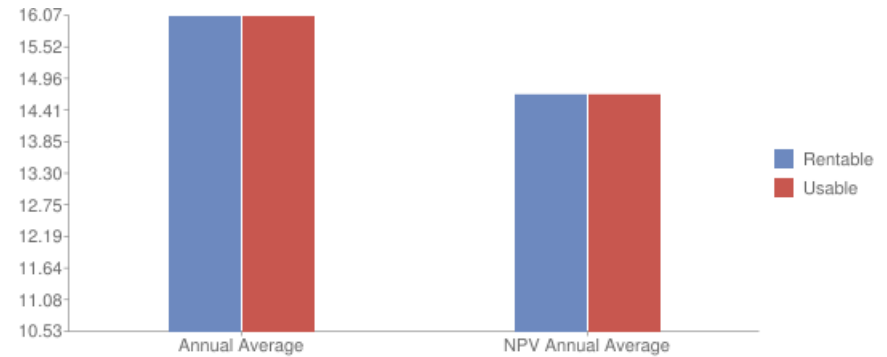
Landlord Discount Rate	5.00%
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NPV Total Effective Lease Value	\$241,324.56
NPV Total Effective Rate - Rentable	\$44.09
NPV Total Effective Rate - Usable	\$44.09
NPV Average Annual Effective Rate - Rentable	\$14.70
NPV Average Annual Effective Rate - Usable	\$14.70

Lease Value



Lease Rate



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Comparative Lease Analysis

Landlord Lease Detail for:

ABC Mattress Co
Galleria Oaks
13376 Research Blvd.

Landlord Cost of Lease



Landlord TI Allowance	+	Leasing Commissions (LC)	=	Landlord TI & LC Costs
\$27,365.00		\$12,856.54		\$40,221.54

Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
1	\$8,665.58	+	\$0.00	-	\$0.00	-	\$8,665.58	=	\$0.00
2	\$8,665.58	+	\$0.00	-	\$0.00	-	\$8,665.58	=	\$0.00
3	\$8,665.58	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,665.58
4	\$8,665.58	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,665.58
5	\$8,665.58	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,665.58
6	\$8,665.58	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,665.58
7	\$8,665.58	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,665.58
8	\$8,665.58	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,665.58
9	\$8,665.58	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,665.58
10	\$8,665.58	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,665.58
11	\$8,665.58	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,665.58
12	\$8,665.58	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,665.58
13	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
14	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
15	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
16	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
17	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
18	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
19	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
20	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55



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Comparative Lease Analysis

Landlord Lease Detail for:

ABC Mattress Co
Galleria Oaks
13376 Research Blvd.



Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
21	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
22	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
23	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
24	\$8,925.55	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,925.55
25	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
26	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
27	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
28	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
29	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
30	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
31	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
32	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
33	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
34	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
35	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32
36	\$9,193.32	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,193.32



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Comparative Lease Analysis

Landlord Lease Summary for:

ABC Mattress Co
13058 N Hwy 183
13058 N Hwy 183



Lease Assumptions

Lease Term (Months)	36
Rent Concessions	3 Month
Rentable Square Feet	5,136
Usable Square Feet	5,136
Load Factor %	0.00%

Rate Assumptions

Initial Annual Rent per Square Foot	\$21.00
Initial Tenant Expense/REIMB per Square Foot	\$0.00
Initial Landlord Expense per Square Foot	\$0.00
Total TI's Required per Square Foot	\$10.00
TI Allowance by Landlord per Square Foot	\$5.00

Lease Value Measures

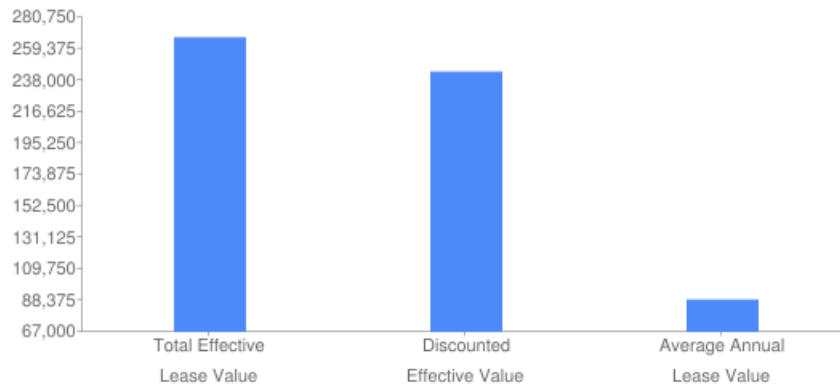
Total Effective Lease Value	\$267,393.23
Average Annual Lease Value	\$89,131.08
Average Monthly Lease Value	\$7,427.59
Total Effective Rate - Rentable	\$52.06
Total Effective Rate - Usable	\$52.06
Average Annual Effective Rate - Rentable	\$17.35
Average Annual Effective Rate - Usable	\$17.35

Discount Cost Measures

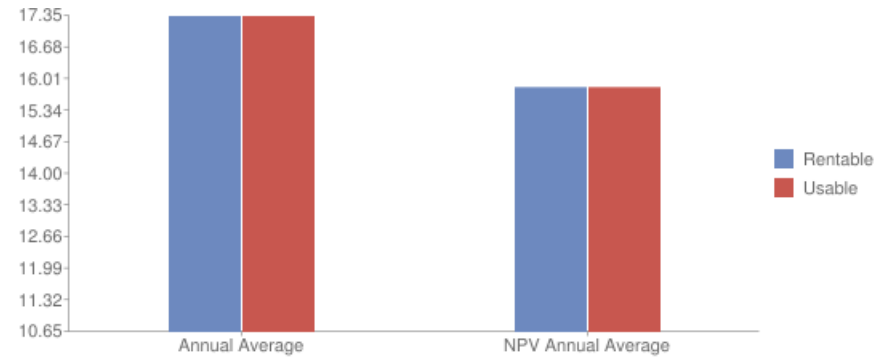
Landlord Discount Rate	5.00%
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NPV Total Effective Lease Value	\$244,093.01
NPV Total Effective Rate - Rentable	\$47.53
NPV Total Effective Rate - Usable	\$47.53
NPV Average Annual Effective Rate - Rentable	\$15.84
NPV Average Annual Effective Rate - Usable	\$15.84

Lease Value



Lease Rate



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Comparative Lease Analysis

Landlord Lease Detail for:

ABC Mattress Co
13058 N Hwy 183
13058 N Hwy 183
Landlord Cost of Lease



Landlord TI Allowance	+	Leasing Commissions (LC)	=	Landlord TI & LC Costs
\$25,680.00		\$13,334.88		\$39,014.88

Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
1	\$8,988.00	+	\$0.00	-	\$0.00	-	\$8,988.00	=	\$0.00
2	\$8,988.00	+	\$0.00	-	\$0.00	-	\$8,988.00	=	\$0.00
3	\$8,988.00	+	\$0.00	-	\$0.00	-	\$8,988.00	=	\$0.00
4	\$8,988.00	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,988.00
5	\$8,988.00	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,988.00
6	\$8,988.00	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,988.00
7	\$8,988.00	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,988.00
8	\$8,988.00	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,988.00
9	\$8,988.00	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,988.00
10	\$8,988.00	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,988.00
11	\$8,988.00	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,988.00
12	\$8,988.00	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,988.00
13	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
14	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
15	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
16	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
17	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
18	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
19	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
20	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64



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Comparative Lease Analysis

Landlord Lease Detail for:

ABC Mattress Co
13058 N Hwy 183
13058 N Hwy 183



Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
21	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
22	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
23	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
24	\$9,257.64	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,257.64
25	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
26	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
27	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
28	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
29	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
30	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
31	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
32	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
33	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
34	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
35	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37
36	\$9,535.37	+	\$0.00	-	\$0.00	-	\$0.00	=	\$9,535.37



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Comparative Lease Analysis

Landlord Lease Summary for:

ABC Mattress Co
Arboretum Crossing
9333 Research Blvd



Lease Assumptions

Lease Term (Months)	36
Rent Concessions	0 Month
Rentable Square Feet	5,000
Usable Square Feet	5,000
Load Factor %	0.00%

Rate Assumptions

Initial Annual Rent per Square Foot	\$19.00
Initial Tenant Expense/REIMB per Square Foot	\$0.00
Initial Landlord Expense per Square Foot	\$0.00
Total TI's Required per Square Foot	\$10.00
TI Allowance by Landlord per Square Foot	\$5.00

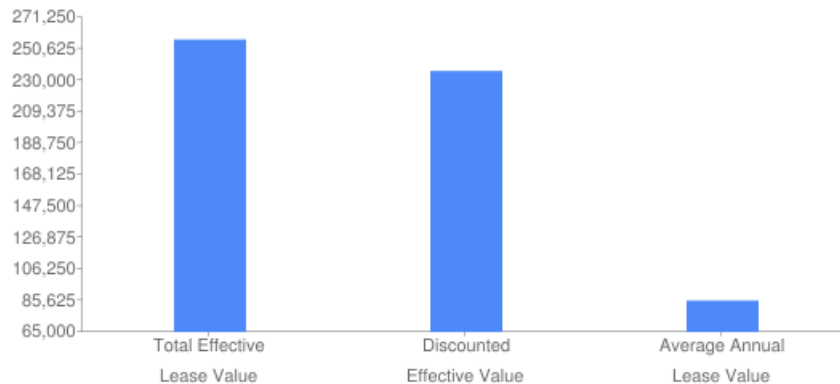
Lease Value Measures

Total Effective Lease Value	\$256,890.08
Average Annual Lease Value	\$85,630.03
Average Monthly Lease Value	\$7,135.84
Total Effective Rate - Rentable	\$51.38
Total Effective Rate - Usable	\$51.38
Average Annual Effective Rate - Rentable	\$17.13
Average Annual Effective Rate - Usable	\$17.13

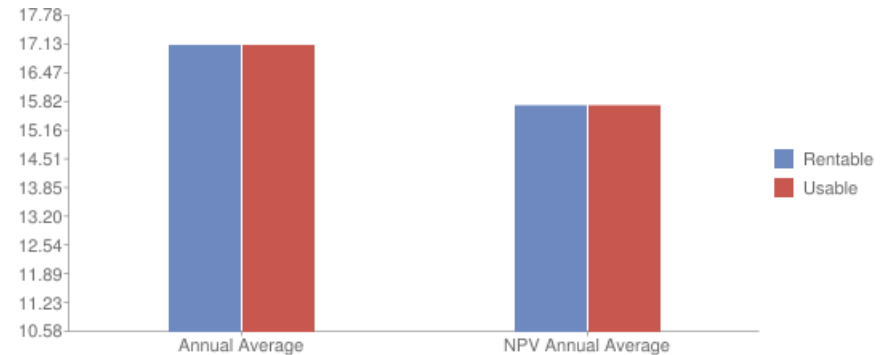
Discount Cost Measures

Landlord Discount Rate	5.00%
NPV Total Effective Lease Value	\$236,268.75
NPV Total Effective Rate - Rentable	\$47.25
NPV Total Effective Rate - Usable	\$47.25
NPV Average Annual Effective Rate - Rentable	\$15.75
NPV Average Annual Effective Rate - Usable	\$15.75

Lease Value



Lease Rate



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Comparative Lease Analysis

Landlord Lease Detail for:

ABC Mattress Co
Arboretum Crossing
9333 Research Blvd
Landlord Cost of Lease



Landlord TI Allowance	+	Leasing Commissions (LC)	=	Landlord TI & LC Costs
\$25,000.00		\$11,745.42		\$36,745.42

Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
1	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
2	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
3	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
4	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
5	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
6	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
7	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
8	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
9	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
10	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
11	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
12	\$7,916.67	+	\$0.00	-	\$0.00	-	\$0.00	=	\$7,916.67
13	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
14	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
15	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
16	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
17	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
18	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
19	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
20	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17



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Comparative Lease Analysis

Landlord Lease Detail for:



ABC Mattress Co
Arboretum Crossing
9333 Research Blvd

Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
21	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
22	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
23	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
24	\$8,154.17	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,154.17
25	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
26	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
27	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
28	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
29	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
30	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
31	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
32	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
33	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
34	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
35	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79
36	\$8,398.79	+	\$0.00	-	\$0.00	-	\$0.00	=	\$8,398.79



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Todd Kuhlmann, CCIM

CEO/President: Creator & founder of TheAnalyst® PRO
commercial analysis platform.
International Speaker/Trainer for CRE.



Experience

CRE Tech®, Inc.
President/CEO January
2011 - Present

Todd Kuhlmann, CCIM is the CEO and Founder of CRE Tech®, Inc., creators of TheAnalyst PRO analysis platform designed by commercial real estate practitioners and investors for CRE practitioners and investors! CRE Tech has entered into strategic alliances with companies such as Fidelity National Title, C21 Commercial, NAI, SVN, Sperry, Colliers, and many others.

TheAnalyst® PRO software platform: <https://TheAnalystPRO.com>

Prior to CRE Tech, Todd served as the Vice President of CCIM Technologies, Inc., specializing in commercial real estate property information exchange and marketing, as well as demographic and GIS technology.

Independent Contractor / Instructor at CCIM Institute
June 2006 - Present

Educator and facilitator for the CCIM Negotiations, CI-101 (Investment Analysis), and CI-104 (Decision Analysis) courses.

Consultant and Coach for Commercial Real Estate
1992 - January 2018 (26 years)

Advising and coaching real estate practitioners and investors on structuring complex transactions.

Vice President at CCIM Technologies, Inc.
2009 - 2010 (2 years)

President at KC Capital, Inc
September 1995 - May 2009 (14 years)



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