

Address 1030 Higgins Rd, Ste 200, Park Ridge, IL 60068
 Tenant Chicago Title & Trust
 Square Feet 4,161
 Lease Expiration 12/31/2016
 Lease Type Modified Gross
 List Price \$360,000

	Annually - Cash Return				4-Yr Avg
	2013	2014	2015	2016	
Base Rent (\$/SF/Yr)	20.50	21.00	21.50	22.00	21.00
Base Year RE Taxes (\$/SF/Yr) *	5.56	5.56	5.56	5.56	5.56
Base Year Op Costs (\$/SF/Yr) *	6.26	6.26	6.26	6.26	6.26
NOI (\$/SF/Yr) *	8.68	9.18	9.68	10.18	9.18
Base Rent (\$/Yr)	\$85,301	\$87,381	\$89,462	\$91,542	\$87,381
Base Year RE Taxes (\$/Yr) *	\$23,135	\$23,135	\$23,135	\$23,135	\$23,135
Base Year Op Costs (\$/Yr) *	\$26,048	\$26,048	\$26,048	\$26,048	\$26,048
NOI (\$/Yr) *	\$36,117	\$38,198	\$40,278	\$42,359	\$38,198
Total Rent Received	\$85,301	\$87,381	\$89,462	\$91,542	\$87,381
Net Operating Income	\$36,117	\$38,198	\$40,278	\$42,359	\$38,198

* Tenant is responsible for any increases in Taxes and Operating Costs over the Base year (2007)

Cap Rate	10.0%	10.6%	11.2%	11.8%	10.6%
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