



**Wake County North Carolina**  
111 James Jackson, NC

2/8/2017

Lease Term (months)

84	Months 0-12	Months 13-24	Months 25-36	Months 37-48	Months 49-60	Months 61-72	Months 73-84
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RSF Leased	6,482	6,482	6,482	6,482	6,482	6,482	6,482
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Lease Expenses Per SF								Term Effective Avg.
<b>Net Rent (est.)</b>	\$16.50	\$17.00	\$17.50	\$18.03	\$18.57	\$19.13	\$19.70	\$18.06
Months Free (est.)								
Amortized TI's								
Landlord Allowance (est.)	Turnkey							
TICAM (est.)								
Utilities (est.)								
Janitorial (est.)	\$1.00	\$1.03	\$1.05	\$1.08	\$1.10	\$1.13	\$1.16	\$1.08
<b>TOTAL est. Full Service Costs/SF</b>	\$17.50	\$18.02	\$18.56	\$19.11	\$19.67	\$20.26	\$20.86	\$19.14
								totals
<b>Lease Expenses Total \$</b>								
<b>Net Rent (est.)</b>	\$106,953.00	\$110,161.59	\$113,466.44	\$116,870.43	\$120,376.54	\$123,987.84	\$127,707.48	\$117,074.76
Months Free (est.)	\$ -							
Amortized TI's								
Landlord Allowance (est.)	Turnkey							
TICAM (est.)								
Utilities (est.)								
Janitorial (est.)	\$6,482.00	\$6,644.05	\$6,810.15	\$6,980.41	\$7,154.92	\$7,333.79	\$7,517.13	\$6,988.92
<b>TOTAL est. Full Service Annually</b>	\$113,435.00	\$116,805.64	\$120,276.59	\$123,850.84	\$127,531.46	\$131,321.63	\$135,224.61	\$124,063.68

<b>Total Rent over term</b>	\$868,445.76

- \* - Eighty-four (84) month lease term
- \* - \$16.50/SF, N(Janitorial), 3.0% annual escalations
- \* - Turnkey Tenant Improvements @\$23.50/SF (\$152,357)
- \* - Janitorial costs are estimated
- \* - Expansion and Renewal Options