

Wells Fargo Center
LANDLORD PROPOSAL ▾

505 Union Station
LANDLORD PROPOSAL

Columbia Center
LANDLORD
COUNTER

City Centre
TENANT
COUNTER

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

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

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

Avg. Total Cost / rsf	20.24	3.35	1.33	3.42
NPV of Total Cost / year / rsf	20.50	1.38	2.20	4.43
NPV of Total Cost / year / usf	23.37	2.15	3.42	5.30
Effective Rent	14.35	4.35	8.66	10.63

Avg. Monthly Base Rent	168,638	27,890	11,124	38,393
Avg. Monthly Occupancy Cost	202,926	107	47,187	77,000
NPV of Total Cost Per Month	170,821	11,527	18,329	47,319

Avg. Annual Base Rent	2,023,654	334,679	133,489	460,721
Avg. Annual Occupancy Cost	2,435,117	1,286	566,244	923,996
NPV of Total Cost Per Annum	2,049,854	138,328	219,947	567,831

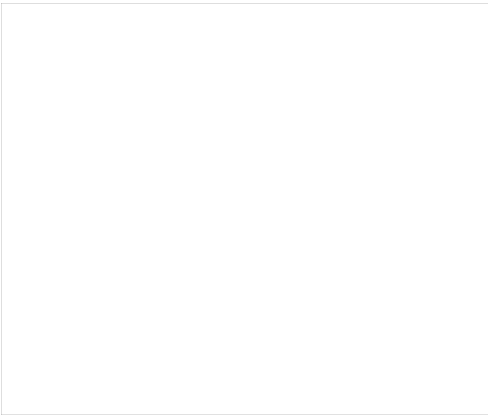
NPV of Base Rent @ 8.0%	8,248,180	2,732,596	2,995,867	4,937,846
NPV of Total Cost @ 8.0%	10,249,268	1,219,887	5,639,333	8,074,525

Total Base Rent	10,118,272	4,031,728	4,981,728	7,272,353
Total Occupancy Cost	12,175,583	2,442,832	8,833,943	11,338,208
Total Deal Cost	12,375,583	2,392,832	8,783,943	11,538,208

Base Rent Schedule				
Year 1	15.00	3.50	5.00	6.08
Year 2	20.60	3.40	0.40	0.94
Year 3	21.22	3.78	0.78	0.78
Year 4	21.85	4.15	1.15	2.65
Year 5	22.51	4.49	1.49	2.49
Year 6	-	-	-	-
Year 7	-	-	-	-
Avg. Base Rent	20.24	3.35	1.33	3.42

Total Annual Cost				
Expenses & Credits	300,000	150,000	100,000	200,000
Year 1	1,882,000	732,000	248,667	1,066,750
Year 2	2,466,000	36,000	385,000	579,700
Year 3	2,552,520	8,380	451,010	591,595
Year 4	2,641,636	51,092	516,000	816,778
Year 5	2,633,426	192,084	679,941	930,841
Year 6	-	-	-	-
Year 7	-	-	-	-
Security Deposit Refund	(100,000)	100,000	50,000	-
Total Deal Cost	12,375,583	2,392,832	8,783,943	11,538,208

Annual Cost



Annual Metrics

RSF Costs

Total Costs