

Rent Roll

Realogic Tower

NRA of: 95,000.00

Suite	SOFT	Base Rent Periods	Base Rent		Expense Recovery Information							Escalation	Security Deposits	Options and Encumbrances
			Monthly	Annual PSF	Expense	Type	ProRata	Base Year	Base Amount	Gross Up	Cap			
Floor: Lower Level														
Realty Professionals, Inc. - Suite Group Expiration: 1/31/03												Suite Group: S		
LL-1	100	2/1/02 to 1/31/03	\$89.03	\$10.68										See Primary Suite Group <<A>>
Floor: 1														
Joe's Sundrv Shon - Suite Group Expiration: Month to Month												Suite Group: A (Primary)		
110	500	8/1/99	\$458.33	\$11.00	RETAX	Net	0.5263%			0.00%	No		\$500.00 Cash	
					OPNOCLN	Net	0.5263%			0.00%	No			
Tony & Tina Marino - Suite Group Expiration: Holdover												Suite Group: A (Primary)		
120	4,500				RETAX	Net	4.7370%			0.00%	No		\$20,000.00 LC	LL/Tenant Termination
Floor: 2														
Federal Express Cornoration - Suite Group Expiration: Holdover												Suite Group: A (Primary)		
200	5,200				RETAX	Gross	8.4210%	1995		0.00%	No			Right of First Offer
200	2,800				OPEREXP	Gross	8.4210%	1995		100.00%	Yes			
Total	8,000													
Floor: 3														
RJC Realty Appraisers - Suite Group Expiration: Holdover												Suite Group: A (Primary)		
315	2,100	7/1/01	\$2,935.62	N/A									\$2,537.50 Cash	Relocation
Emphasis Learning Centers - Suite Group Expiration: Holdover												Suite Group: A (Primary)		
320	3,800	12/1/00	\$3,325.00	N/A	RETAX	Net	4.0000%			0.00%	No	CPI-1	\$0.00 Cash	Relocation
					OPEREXP	Net	4.0000%			100.00%	Yes			Tenant Termination
Floor: 4														
Oakbrook Securities - Suite Group Expiration: 3/31/04												Suite Group: B		
400	933	4/1/00 to 3/31/04	\$1,438.38	\$18.50	OPEREXP	Gross	1.2500%	1997		95.00%	No			See Primary Suite Group <<A>>
					RETAX	Gross	1.2500%	1997		0.00%	No			
Realty Professionals, Inc. - Suite Group Expiration: 1/31/03												Suite Group: A (Primary)		
414	5,270	2/1/02 to 1/31/03	\$10,008.94	\$18.29	RETAX	Gross	6.9100%	1998		0.00%	No		\$7,136.46 Cash	LL Termination
418	1,297				OPEREXP	Gross	6.9100%	1998		100.00%	No			Relocation
Total	6,567													Right of First Offer

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Ben Larsen. DDS - Suite Group Expiration: 11/30/03												Suite Group: A (Primary)		
425	2,500	12/1/01 to 11/30/02	\$4,739.58	\$22.75	RETAX	Net	2.6300%				0.00%	No	\$2,000.00 Cash	Relocation
		12/1/02 to 11/30/03	\$5,572.92	\$26.75	OPEREXP	Net	2.6300%				100.00%	No		
Floor: 5														
Oakbrook Securities - Suite Group Expiration: 3/31/04												Suite Group: A (Primary)		
500	10,000	4/1/02 to 3/31/04	\$15,833.33	\$19.00	RETAX	Gross	13.0500%	1994			0.00%	No	\$0.00 LC	Expansion
					OPEREXP	Gross	13.0500%	1994			95.00%	No		Renewal
Floor: 6														
Atlas Support Services. Inc. - Suite Group Expiration: Holdover												Suite Group: A (Primary)		
600	3,300				RETAX	Gross	3.5000%	1996			0.00%	No	\$6,034.88 Cash	Relocation
					OPEREXP	Gross	3.5000%	1996			100.00%	No		
Antech. Inc. - Suite Group Expiration: 8/31/06												Suite Group: Office (Primary)		
600	3,300	9/1/01 to 8/31/06	\$4,125.00	\$15.00	TAX&OPE	Net	3.5000%				100.00%	No		Expansion
Forum Architects - Suite Group Expiration: 4/30/05												Suite Group: A (Primary)		
610	2,500	5/1/02 to 4/30/03	\$1,769.65	\$8.49	RETAX	Net	2.6300%				0.00%	No	\$1,041.67 Cash	Relocation
		5/1/03 to 4/30/04	\$1,813.89	\$8.71	OPEREXP	Net	2.6300%				100.00%	No		
		5/1/04 to 4/30/05	\$1,859.24	\$8.92										
Oakbrook Securities - Suite Group Expiration: Month to Month												Suite Group: S		
699	250	9/1/97	\$156.25	\$7.50									See Primary Suite Group <<A>>	
Floor: 7														
Johnson Systems - Suite Group Expiration: 11/30/05												Suite Group: A (Primary)		
700	3,000	12/1/01 to 11/30/02	\$4,750.00	\$19.00	TAX&OPE	Gross	3.2000%	2000			100.00%	No	\$10,000.00 Cash	Relocation
		12/1/02 to 11/30/03	\$5,000.00	\$20.00										Tenant Termination
		12/1/03 to 11/30/04	\$5,250.00	\$21.00										
		12/1/04 to 11/30/05	\$5,500.00	\$22.00										

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Floor: 8													
Ellis. Jones and Smith. LLC - Suite Group Expiration: 7/31/07											Suite Group: A (Primary)		
800	10,000	8/1/97 to 7/31/02	\$46,875.00	\$22.50	RETAX	Gross	26.0000%	1997		0.00%	No	\$80,000.00 rLC	Purchase
750	5,000	8/1/02 to 7/31/07	\$57,291.67	\$27.50	OPEREXP	Gross	26.0000%	1997		0.00%	Yes		Renewal
900	<u>10,000</u>												Right of First Offer
Total	25,000												
<u>Abatements:</u>													
Base Rent		8/1/02 to 10/31/02	\$28,645.84	\$13.75									
Recoveries		8/1/02 to 10/31/02											

Floor: 10

BEO Pavroll Services. Inc. - Suite Group Expiration: Holdover											Suite Group: A (Primary)		
1000	5,500				RETAX	Gross	7.6300%		\$5.75	0.00%	Yes		Right of First Offer
1000	<u>1,750</u>				OPEREXP	Gross	7.6300%		\$6.50	100.00%	No		
Total	7,250												

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Square Footage/Base Rent Summary:

	<u>SQFT</u>	<u>% of Building NRA</u>	<u>% of Accounted for SQFT</u>	<u>Annual Rent</u>	<u>Rent PSF</u>
Leased:	83,600.00	88.00%	84.36%	\$1,158,049.40	\$13.85
Vacant (See Summary):	13,500.00	14.21%	13.62%		
Non-Revenue (See Summary):	2,000.00	2.11%	2.02%		
Accounted For:	99,100.00	104.32%	100.00%		
Building Variance:	4,100.00	4.32%			
Building NRA:	95,000.00	100.00%			

Security Deposit Summary:

Current Cash Deposits	\$29,250.51
Current LC Deposits	<u>\$100,000.00</u>
Total Current Deposits	\$129,250.51

Vacant/Non-Revenue Space Summary:

<u>Space Description</u>	<u>Space Type</u>	<u>Floor</u>	<u>Suite#</u>	<u>SQFT</u>	<u>% of NRA</u>
Vacant	Storage	Lower Level	LL-2	100.00	0.11%
Vacant	Storage	Lower Level	LL-3	100.00	0.11%
Vacant	Office - Low	2	250	2,000.00	2.11%
Vacant	Office - Low	3	310	2,400.00	2.53%
Vacant	Office - Low	3	340	1,700.00	1.79%
Vacant	Office - High	6	625	2,450.00	2.58%
Vacant	Office - High	7	730	2,000.00	2.11%
Vacant	Office - High	10	1025	2,750.00	2.89%
			Total Vacant Space:	13,500.00	14.21%
Smoking Lounge	Retail	1	199	500.00	0.53%
Management Office	Office - High	6	650	1,500.00	1.58%
			Total Non-Revenue Space:	2,000.00	2.11%