

VALUATION REPORT

2 NORTH LASALLE STREET
2 North LaSalle Street
Chicago, Cook County, Illinois 60606
CBRE, Inc. File No. 12-164CH-3299-1

Jim Vallos
Asset Manager
HARBOR GROUP INTERNATIONAL
999 Waterside Drive, Suite 2300
Norfolk, Virginia 23510



CBRE





311 South Wacker Drive, 4th Floor
Chicago, IL 60606

T (312) 233-8662
F (312) 233-8660

www.cbre.com

November 30, 2012

Jim Vallos
Asset Manager
HARBOR GROUP INTERNATIONAL
999 Waterside Drive, Suite 2300
Norfolk, Virginia 23510

RE: Appraisal of 2 North LaSalle Street
2 North LaSalle Street
Chicago, Cook County, Illinois 60606
CBRE, Inc. File No 12-164CH-3299-1

Dear Mr. Vallos:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Self-Contained Appraisal Report.

The subject is a 26-story 693,129 square-foot CBD office tower located within the Central Loop of Chicago, Cook County, Illinois. The subject's address is 2 N LaSalle Street. The improvements were originally constructed in 1979 and underwent renovations in 2001. Perkins & Will designed the building in a modernism architectural style using a curtain wall façade system. The office is situated on a 0.667-acre site at the Northwest corner of LaSalle Street and Madison Avenue, former location of the demolished LaSalle Hotel. Property amenities include a Chase retail banking facility, conference center, café, Fed Ex, on-site management office, convenience store, and 24/7 lobby attendant. Currently, the property is 90% occupied and is considered to be in average to good overall condition. The subject is anchored by Neal Gerber (27.3%), ComputerShare (11.2% downsizing to 7.4% starting July 2013) Harris Associates (8.5%) and Levenfield Pearl (7.7%). The subject is more fully described, legally and physically, within the enclosed report.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is - Gross Value	Leased Fee Interest	December 31, 2012	\$146,500,000
As Is - Net Value	Leased Fee Interest	December 31, 2012	\$142,400,000
Compiled by CBRE			

Data, information, and calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

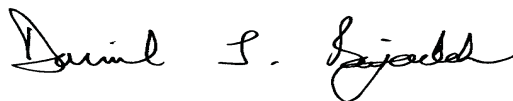
The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and CBRE will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE, Inc. can be of further service, please contact us.

Respectfully submitted,

CBRE, Inc. - VALUATION & ADVISORY SERVICES



Daniel Bajadek
Director
State Certified General Real Estate Appraiser
State of Illinois License No. 553.000273
Expiration Date: 9/30/2013
Phone: 312-233-8688
Fax: 312-233-8660
Daniel.Bajadek@cbre.com



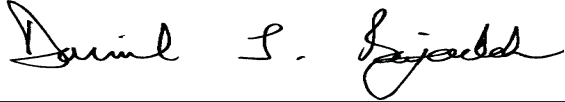
Les Linder
Managing Director
State Certified General Real Estate Appraiser
State of Illinois License No. 553.001947
Expiration Date 9/30/2013
Phone (312) 233-8665
Fax (312) 233-8660
Les.Linder@cbre.com

CERTIFICATION OF THE APPRAISAL

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Illinois.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Daniel Bajadek and Les Linder have completed the continuing education program of the Appraisal Institute.
11. Daniel Bajadek has and Les Linder has not made a personal inspection of the property that is the subject of this report.
12. Steven Ogasawara, MAI, SRA provided an internal review of this appraisal report. Otherwise, no one provided significant real property appraisal assistance to the persons signing this report.
13. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.

14. Daniel Bajadek and Les Linder have provided services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Daniel Bajadek
State of Illinois License No. 553.000273
Expiration Date: 9/30/2013



Les Linder
State of Illinois License No. 553.001947
Expiration Date: 9/30/2013

SUBJECT PHOTOGRAPHS



AERIAL VIEW



TYPICAL VIEW OF THE SUBJECT



TYPICAL VIEW OF THE SUBJECT



VIEW OF THE OFFICE ENTRANCE



VIEW OF RETAIL FRONTAGE



VIEW OF THE LOBBY



VIEW OF A TYPICAL ELEVATOR BANK



VIEW OF A TYPICAL OFFICE SPACE INTERIOR



VIEW OF A TYPICAL PERIMETER OFFICE SPACE INTERIOR



VIEW OF A TYPICAL RESTROOM FACILITY



VIEW OF THE ALLEY AND LOADING DOCK ENTRANCE

SUMMARY OF SALIENT FACTS

Property Name	2 North LaSalle Street		
Location	2 North LaSalle Street, Chicago, Cook County, Illinois 60606		
Assessor's Parcel Number	17-09-458-015-0000		
Highest and Best Use			
As If Vacant	Office		
As Improved	Office		
Property Rights Appraised	Leased Fee Interest		
Land Area	0.67 AC		29,155 SF
Improvements			
Property Type	Office	(Multi Tenant)	
Number of Buildings	1		
Number of Stories	26		
Gross Building Area	755,511 SF		
Net Rentable Area	693,129 SF		
Year Built	1979	Renovated:	2001
Condition	Average		
Major Tenants			
Neal Gerber	188,657 SF		
Harris Associates	58,655 SF		
Levenfield Pearl	53,175 SF		
Estimated Exposure/Marketing Time	9 Months		
Financial Indicators			
Current Occupancy	90.0%		
Stabilized Occupancy	90.0%		
Stabilized Credit Loss	0.5%		
Overall Capitalization Rate	7.00%		
Discount Rate	8.25%		
Terminal Capitalization Rate	7.00%		
Pro Forma Operating Data	Total	Per SF	
Effective Gross Income	\$18,656,183	\$26.92	
Operating Expenses	\$8,311,762	\$11.99	
Expense Ratio	44.55%		
Net Operating Income	\$10,344,422	\$14.92	

VALUATION**Market Value (Gross) As Is On****December 31, 2012****Total****Per SF**

Cost Approach	N/A	N/A
Sales Comparison Approach	\$146,000,000	\$210.64
Income Capitalization Approach	\$146,500,000	\$211.36
Insurable Value (Replacement Cost)	\$138,950,000	\$200.47

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
As Is - Gross Value	Leased Fee Interest	December 31, 2012	\$146,500,000
As Is - Net Value	Leased Fee Interest	December 31, 2012	\$142,400,000

Compiled by CBRE

The following capital items (Tenant Improvements, Leasing Commissions and Free Rent) as provided by the client are deducted from the gross market value to arrive at the net market value of the property:

Committed TI, LC & Free Rent

2 North LaSalle

Tenant	TI	LC	2013 Free Rent	2014 Free Rent	2015 Free Rent	2016 Free Rent	2017 Free Rent	2018 Free Rent	Total
LEVENFELD PEARLSTEIN	1,558,313	232,641	141,800	144,014	145,344	293,348	74,001	74,667	2,664,127
BURNES & LIBMAN	42,048								42,048
MEGA INT'L COMM BANK			4,260	4,260	1,065				9,585
NEAL GERBER & EISENBERG			301,389	145,835					447,224
PAVALON & GIFFORD	10,708								10,708
JOHN GREGORIO	17,859		42,091						59,950
FEDERAL EXPRESS			28,000	14,419					42,419
Grind	499,200	96,000	134,400	69,216					798,816
Total	2,128,128	328,641	651,940	377,744	146,409	293,348	74,001	74,667	4,074,877

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths and weaknesses are internal to the subject; opportunities & threats are external to the subject

Strengths

- The subject is located in the heart of Chicago's CBD on the historical financial center of LaSalle Street.
- The subject is currently 90% occupied.
- The subject benefits from a central location in Chicago's CBD with access to the city's vast public transportation system.

Weaknesses

- One of the property's major tenants, ComputerShare will be downsizing their space from 77,390 square feet to 51,014 square feet starting in July 2013.
- The subject was built in 1979, and although it remains well maintained, the property is older and thus requires has higher operating and maintenance costs than other more recently constructed office buildings in the Chicago CBD.
- The subject does not have designated parking available.

Opportunities

- The CBD has been experiencing revived interest from suburban businesses or companies with large office campuses in the suburbs interested in moving their offices to Chicago.
- The lack of new deliveries to the CBD has helped lease up vacant space and begin to justify rent growth that will likely pickup in the coming months.
- Net absorption for all CBD office properties has trended positive for the previous two quarters.

Threats

- Rental rates remain compressed in the local market against the previous market highs and many tenants have been able to renew at rates lower than what they had been paying prior to the most recent recession, thus depressing near term cash flows at properties in the area.
- Continuing uncertainty in the global financial markets as well the prolonged Greek debt issues and subsequent effect on the markets has left many investors on the sidelines as they wait to see sure signs of stability to make long term business decision.

EXTRAORDINARY ASSUMPTIONS

An *extraordinary assumption* is defined as “an assumption directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.”¹

- We assume that the property condition on the valuation date, December 31, 2012, will be the same as of the date of our inspection
- The following capital items (Tenant Improvements, Leasing Commissions and Free Rent) as provided by the client are deducted from the gross market value to arrive at the net market value of the property:

Committed TI, LC & Free Rent
2 North LaSalle

Tenant	TI	LC	2013 Free Rent	2014 Free Rent	2015 Free Rent	2016 Free Rent	2017 Free Rent	2018 Free Rent	Total
LEVENFELD PEARLSTEIN	1,558,313	232,641	141,800	144,014	145,344	293,348	74,001	74,667	2,664,127
BURNES & LIBMAN	42,048								42,048
MEGA INT’L COMM BANK			4,260	4,260	1,065				9,585
NEAL GERBER & EISENBERG			301,389	145,835					447,224
PAVALON & GIFFORD	10,708								10,708
JOHN GREGORIO	17,853		42,091						59,950
FEDERAL EXPRESS			28,000	14,419					42,419
Grind	499,200	96,000	134,400	69,216					798,816
Total	2,128,128	328,641	651,940	377,744	146,409	293,348	74,001	74,667	4,074,877

HYPOTHETICAL CONDITIONS

A *hypothetical condition* is defined as “that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about

¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010), 73.

physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”²

- None noted

² *Dictionary of Real Estate Appraisal*, 97.

TABLE OF CONTENTS

CERTIFICATION OF THE APPRAISAL.....	i
SUBJECT PHOTOGRAPHS	iii
SUMMARY OF SALIENT FACTS.....	ix
TABLE OF CONTENTS.....	xiii
INTRODUCTION	1
AREA ANALYSIS	7
NEIGHBORHOOD ANALYSIS	25
MARKET ANALYSIS	32
SITE ANALYSIS	62
IMPROVEMENTS ANALYSIS.....	66
ZONING	72
TAX AND ASSESSMENT DATA	73
HIGHEST AND BEST USE	76
APPRAISAL METHODOLOGY	78
INSURABLE VALUE.....	79
SALES COMPARISON APPROACH.....	81
INCOME CAPITALIZATION APPROACH.....	91
RECONCILIATION OF VALUE	127
ASSUMPTIONS AND LIMITING CONDITIONS	129
ADDENDA	
A Rent Roll	
B Improved Sale Data Sheets	
C Rent Comparable Data Sheets	
D Operating Data	
E ARGUS Supporting Schedules	
F Legal Description	
G Précis METRO Report - Economy.com, Inc.	
H Client Contract Information	
I Qualifications	

INTRODUCTION

PROPERTY IDENTIFICATION

The subject is a 26-story 693,129 square-foot CBD office tower located within the Central Loop of Chicago, Cook County, Illinois. The subject's address is 2 N LaSalle Street. The improvements were originally constructed in 1979 and underwent renovations in 2001. Perkins & Will designed the building in a modernism architectural style using a curtain wall façade system. The office is situated on a 0.667-acre site at the Northwest corner of LaSalle Street and Madison Avenue, former location of the demolished LaSalle Hotel. Property amenities include a Chase retail banking facility, conference center, café, Fed Ex, on-site management office, convenience store, and 24/7 lobby attendant. Currently, the property is 90% occupied and is considered to be in average to good overall condition. The subject is anchored by Neal Gerber (27.3%), ComputerShare (11.2% downsizing to 7.4% starting July 2013) Harris Associates (8.5%) and Levenfield Pearl (7.7%). The subject is more fully described, legally and physically, within the enclosed report.

OWNERSHIP AND PROPERTY HISTORY

Title to the property is currently vested in the name of North LaSalle Financial Associates, LLC, who acquired title to the property in February of 2007, as improved for \$152,700,000, as recorded in the Cook County Deed Records. This most recent sale transaction of the subject appears to have been arm's length and reasonable based upon prevailing market conditions at the time of the transaction.

To the best of our knowledge, there has been no ownership transfer of the property during the previous three years other than a partial interest being conveyed in 2009.

PREMISE OF THE APPRAISAL

The following table illustrates the various dates associated with the valuation of the subject, the valuation premise(s) and the rights appraised for each premise/date:

PREMISE OF THE APPRAISAL		
Item	Date	Interest Appraised
Date of Report:	December 4, 2012	
Date of Inspection:	November 30, 2012	
Dates of Value		
As Is:	December 31, 2012	Leased Fee Interest
Compiled by CBRE		

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property. The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.³

This appraisal is to be used for internal decision making purposes, and no other use is permitted.

INTENDED USER OF REPORT

This appraisal is to be used by HARBOR GROUP INTERNATIONAL and its affiliates and investors, and no other user may rely on our report unless as specifically indicated in the report.

Intended Users - the intended user is the person (or entity) who the appraiser intends will use the results of the appraisal. The client may provide the appraiser with information about other potential users of the appraisal, but the appraiser ultimately determines who the appropriate users are given the appraisal problem to be solved. Identifying the intended users is necessary so that the appraiser can report the opinions and conclusions developed in the appraisal in a manner that is clear and understandable to the intended users. Parties who receive or might receive a copy of the appraisal are not necessarily intended users. The appraiser's responsibility is to the intended users identified in the report, not to all readers of the appraisal report.⁴

³ Office of Comptroller of the Currency (OCC), 12 CFR Part 34, Subpart C – Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010), 122-123. This is also compatible with the RTC, FDIC, FRS and NCUA definitions of market value as well as the updated Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

⁴ Appraisal Institute, *The Appraisal of Real Estate*, 13th ed. (Chicago: Appraisal Institute, 2008), 132.

SCOPE OF WORK

The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered and analysis is applied, all based upon the following problem-identifying factors stated elsewhere in this report:

- Client
- Intended use
- Intended user
- Type of opinion
- Effective date of opinion
- Relevant characteristics about the subject
- Assignment conditions

This appraisal of the subject has been presented in the form of a Self-Contained Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. That is, this report incorporates, to the fullest extent possible, practical explanation of the data, reasoning and analysis that were used to develop the opinion of value. This report also includes thorough descriptions of the subject and the market for the property type. CBRE, Inc. completed the following steps for this assignment:

Data Resources Utilized in the Analysis

RESOURCE VERIFICATION	
Site Data	Source(s)/Verification:
Size	Assessor, Zoning and Planning Dept.
Compiled by CBRE	
RESOURCE VERIFICATION	
Improved Data	Source(s)/Verification:
Gross Size/Units	Estimate Based on Market Norms
Net Size/Units	Rent Roll, Inspection
Area Breakdown/Use	Rent Roll, Inspection
No. Bldgs.	Inspection, Physical Count
Parking Spaces	Not Applicable
YOC	Assessor, Zoning and Planning Dept.
Compiled by CBRE	
RESOURCE VERIFICATION	
Economic Data	Source(s)/Verification:
Deferred Maintenance:	Discussions with Management
Building Costs:	Marshall & Swift
Income Data:	Operating Statements
Expense Data:	Operating Statements
Compiled by CBRE	

Extent to Which the Property is Identified

CBRE, Inc. collected the relevant information about the subject from the owner (or representatives), public records and through an inspection of the subject property. The property was legally identified through the following sources:

- postal address
- assessor's records
- legal description
- title report

Extent to Which the Property is Inspected

CBRE, Inc. inspected the interior and exterior of the subject, as well as its surrounding environs on the effective date of appraisal.

This inspection sample was considered an adequate representation of the subject property and is the basis for our findings.

Type and Extent of the Data Researched

CBRE, Inc. reviewed the micro and/or macro market environments with respect to physical and economic factors relevant to the valuation process. This process included interviews with regional and/or local market participants, available published data, and other various resources. CBRE, Inc. also conducted regional and/or local research with respect to the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- income and expense data
- comparable data

Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. The steps required to complete each approach are discussed in the methodology section.

EXPOSURE/MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. In consideration of these factors, we have analyzed the following:

- exposure periods for comparable sales used in this appraisal;
- exposure/marketing time information from the CBRE, Inc. *National Investor Survey* and the *Korpacz Real Estate Investor Survey*; and
- the opinions of market participants.

The following table presents the information derived from these sources.

EXPOSURE/MARKETING TIME INFORMATION				
Investment Type	Exposure/Mktg. (Months)			
	Range		Average	
Comparable Sales Data	3.0	- 9.0	6.0	
CBRE Urban Office				
Class A	2.5	- 25.0	5.8	
Class B	2.5	- 25.0	5.8	
Class C	2.5	- 25.0	5.8	
CBRE General Investment				
Class A	4.0	- 12.0	7.3	
Class B	6.0	- 12.0	8.0	
Class C	6.0	- 18.0	10.0	
PwC CBD Office				
National Data	2.0	- 18.0	7.8	
Local Market Professionals	6.0	- 12.0	9.0	
CBRE Exposure/Marketing Time Estimate		9 Months		
Source: CBRE National Investor Survey & PwC Real Estate Investor Survey				

AREA ANALYSIS



The dynamic nature of economic relationships within a market area has a direct bearing on real estate values and the long-term quality of a real estate investment. In the market, the value of a property is not based on the price paid for it in the past or the cost of its creation, but on what buyers and sellers perceive it will provide in the future. Consequently, the attitude of the market toward a property within a specific neighborhood or market area reflects the probable future trend of that area.

Since real estate is an immobile asset, economic trends affecting its location quality in relation to other competing properties within its market area will also have a direct effect on its value as an investment. To accurately reflect such influences, it is necessary to examine the past and probable future trends, which may affect the economic structure of the market and evaluate their impact on the market potential of the subject. This section of the report is designed to isolate and examine the discernible economic trends in the region, which influence and create value for the subject property.

GEOGRAPHIC LOCATION

The subject property is located in the geographic area generally referred to as the Chicago metropolitan area, which is centrally located in the Midwestern United States. Other major metropolitan areas in the region include Milwaukee, Wisconsin (90-miles north), Indianapolis, Indiana (185-miles southeast) and Detroit, Michigan (279-miles east).

The standards for statistical areas are defined on the federal level by the Office of Management and Budget. Recent changes to these standards by the OMB resulted in new area configurations and new names to identify them. The Chicago metropolitan area, formerly known as the Chicago Metropolitan Statistical Area, is now identified as the Chicago-Naperville-Joliet, IL-IN-WI Metropolitan Statistical Area. The primary area within this new MSA is now referenced as the Chicago-Naperville-Joliet, IL Metropolitan Division. (For ease of reference, this report retains the term “Chicago MSA,” but it will refer to the Chicago-Naperville-Joliet, IL-IN-WI Metropolitan Statistical Area. “Chicago MD” is used to refer to the Chicago-Naperville-Joliet, IL Metropolitan Division. Additionally, combined with the neighboring Metropolitan Statistical Areas including the Michigan City-La Porte, IN MSA to the east and Kankakee-Bradley, IL MSA to the south, the Chicago-Naperville-Joliet, IL-IN-WI MSA is a part of the larger Chicago-Naperville-Michigan City, IL-IN-WI Combined Statistical Area (CSA).

CHICAGO-NAPERVILLE-MICHIGAN CITY, IL-IN-WI CSA DEFINITIONS			
Metropolitan Statistical Area (MSA)	Metropolitan Divisions (MD)	Counties	
Chicago-Naperville-Joliet, IL-IN-WI MSA	Chicago-Naperville-Joliet, IL MD	Cook, DeKalb, DuPage, Grundy, Kane, Kendall, McHenry, and Will	
	Gary, IN MD	Jasper, Lake, Newton, and Porter	
	Lake County-Kenosha County, IL-WI MD	Lake (IL) and Kenosha (WI)	
Kankakee-Bradley, IL MSA	-	Kankakee	
Michigan City-La Porte, IN MSA	-	LaPorte	

Source: Executive Office of the President of the United States, Office of Management and Budget

The Chicago-Naperville-Joliet, IL Metropolitan Division consists of eight counties in northeastern Illinois. These eight counties are Cook, DeKalb, DuPage, Grundy, Kane, Kendall, McHenry and Will. Also included within the MSA are the counties found in the Gary, IN Metropolitan Division which are Jasper, Lake (IN), Newton, and Porter as well as the counties found in the Lake County-Kenosha County, IL-WI which are Lake (IL) and Kenosha. The Michigan City-La Porte, IN MSA and Kankakee-Bradley, IL MSA consist solely of LaPorte and Kankakee Counties respectively.

POPULATION

Current and historical population figures for the fourteen counties comprising the Chicago MSA are summarized in the following table.

CHICAGO AREA POPULATION STATISTICS							
County	1990 Census	2000 Census	% Change 1990-2000	2011 Estimate	% Change 2000-2011	2016 Projection	% Change 2011-2016
Cook (IL)	5,105,067	5,376,741	5.3%	5,243,577	-2.5%	5,215,968	-0.5%
DeKalb (IL)	77,932	88,969	14.2%	108,453	21.9%	116,441	7.4%
DuPage (IL)	781,666	904,161	15.7%	927,524	2.6%	939,103	1.2%
Grundey (IL)	32,337	37,535	16.1%	49,352	31.5%	54,288	10.0%
Jasper (IN)	24,960	30,043	20.4%	33,391	11.1%	34,560	3.5%
Kane (IL)	317,471	404,119	27.3%	519,589	28.6%	566,718	9.1%
Kendall (IL)	39,413	54,544	38.4%	110,994	103.5%	135,004	21.6%
Kenosha (WI)	128,181	149,577	16.7%	165,577	10.7%	171,418	3.5%
Lake (IL)	516,418	644,356	24.8%	712,978	10.6%	740,942	3.9%
Lake (IN)	475,594	484,564	1.9%	498,618	2.9%	501,203	0.5%
McHenry (IL)	183,241	260,077	41.9%	324,101	24.6%	349,452	7.8%
Newton (IN)	13,551	14,566	7.5%	13,642	-6.3%	13,099	-4.0%
Porter (IN)	128,932	146,798	13.9%	166,921	13.7%	174,260	4.4%
Will (IL)	357,313	502,266	40.6%	696,186	38.6%	771,400	10.8%
TOTAL	8,104,144	9,098,316	12.3%	9,570,903	5.2%	9,783,856	2.2%

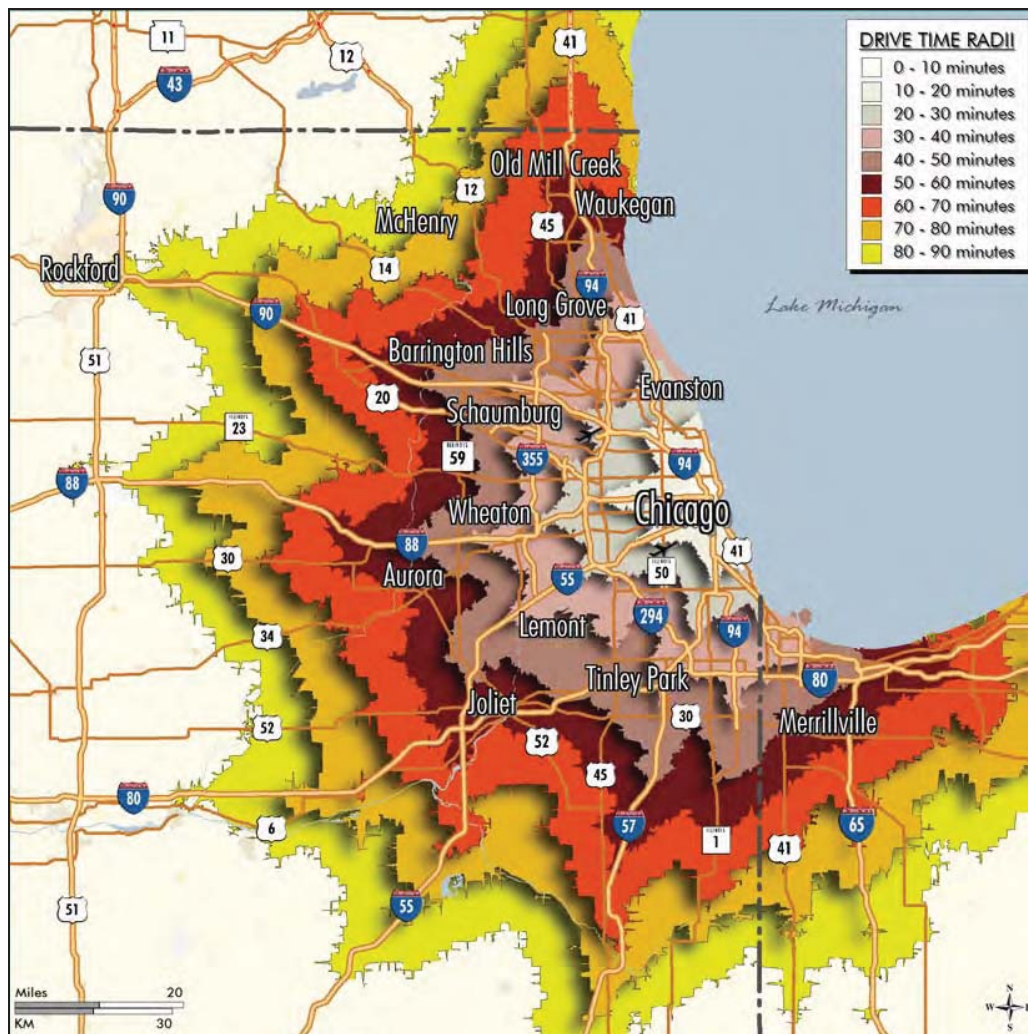
Source: CBRE Fast Report

The population of the fourteen-county region increased significantly between 1990 and 2000, highlighted by collar counties including Will and McHenry. Cook County, on the other hand, experienced far less growth than the surrounding counties, at 5.3%. This is indicative of the outward migration pattern within the metropolitan area rather than an outflow of residents to other metropolitan areas. Overall, the MSA population expanded by 12.3% between 1990 and 2000.

Population growth is expected to continue through 2016, albeit at a slower rate. Each of the fourteen counties is expected to expand, with the exception of Cook (with an anticipated population decline of 0.5%) and Newton (with an anticipated population decline of 4.0%). The largest anticipated growth between 2011 and 2016 is forecasted for Grundy, Kendall and Will Counties, at 10.0%, 21.6%, and 10.8%, respectively. Kane and McHenry Counties are projected to grow by more than 9.1% and 7.8% over the coming five years.

TRANSPORTATION

Chicago is one of the primary transportation hubs in the United States. Its extensive transportation facilities give local firms ready access to national and international markets and suppliers, as well as provide travelers with convenient traveling alternatives.



Highways

Several major interconnected expressways and interstate highways pass through the Chicago area. Interstates 88 and 290 are the main east-west routes, providing access to the CBD to the east and the Quad Cities to the west. Interstate 55 provides access to the southwestern suburban areas and eventually the city of St. Louis. Communities to the north and northwest are accessed via Interstates 90 and 94. North-south travel between the western suburbs is facilitated by Interstates 294 and 355. With ten interstate freeways consisting of some 630 miles, Chicago is one of the best connected cities in the nation and a primary hub of the trucking industry.

Airports

From an international perspective Chicago is globally accessible via air traffic. The two primary airports serving the area are O'Hare International Airport and Chicago Midway International Airport.

ANNUAL OPERATIONS OF CHICAGO AIRPORTS

	O'Hare			Midway			Total		
	Flights	Passenger Volume	Cargo Tonnage	Flights	Passenger Volume	Cargo Tonnage	Flights	Passenger Volume	Cargo Tonnage
2000	908,989	72,144,244	1,640,524	298,115	15,672,688	23,260	1,207,104	87,816,932	1,663,785
2001	911,917	67,448,064	1,413,834	278,677	15,628,886	17,162	1,190,594	83,076,950	1,430,997
2002	922,817	66,565,952	1,436,386	304,304	16,959,229	83,473	1,227,121	83,525,181	1,519,859
2003	928,691	69,508,672	1,601,736	328,025	18,644,372	25,847	1,256,716	88,153,044	1,627,583
2004	992,427	75,534,692	1,689,304	339,508	19,719,667	29,058	1,331,935	95,254,359	1,718,362
2005	972,248	76,581,146	1,701,446	289,579	17,862,838	19,460	1,261,827	94,443,984	1,720,906
2006	958,643	76,282,212	1,718,011	298,548	18,868,388	15,337	1,257,191	95,150,600	1,733,348
2007	926,973	76,182,025	1,690,742	304,657	19,378,855	14,727	1,231,630	95,560,880	1,705,468
2008	881,566	70,819,015	1,480,847	266,341	17,345,635	14,254	1,147,907	88,164,650	1,495,102
2009	827,899	64,397,782	1,198,426	244,810	17,089,365	25,010	1,072,709	81,487,147	1,223,437
2010	882,617	67,026,191	1,577,048	245,533	17,673,017	28,228	1,128,150	84,699,208	1,605,275
2011	878,798	66,790,996	1,505,218	255,227	18,883,170	26,091	1,134,025	85,674,166	1,531,309
2012	740,057	56,656,270	1,197,750	211,128	16,431,959	23,415	951,185	73,088,229	1,221,165

Source: The Chicago Airport System Oct. 2012

O'Hare International Airport is the third busiest airport in the world serving approximately 66.8 million domestic and international passengers via 878,798 flights annually in 2011. As of October 2012, 56.7 million passengers were served via 740,057 flights. In addition, O'Hare handles nearly 1.5 million tons of cargo per year. O'Hare served as the world's busiest airport until 2004 when flight limits were placed by Congress which expired October 31st, 2008. O'Hare provides seven runways facilitating a present capacity of 2,900 flights per day and is undergoing a modernization plan for expansion which will also add two additional runways, one of which has been completed. These runways are part of a \$6.6 billion capital investment program and will increase O'Hare's daily flight capacity by 40% to 3,800 flights per day while decreasing delays by an estimated 79%. This modernization plan has been projected to create some 195,000 additional jobs and some \$18 billion dollars in annual economic activity to the region. In addition to being accessible via Interstate 90, linkage to the CBD is provided from O'Hare via the city's elevated light rail transit system colloquially known as "The El" and transit time is approximately 45 minutes.

Midway Airport, located in Chicago's southwest side, serves as a secondary airport and is a popular alternative to O'Hare. Midway contains five runways and accommodated more than 18.9 million passengers in 2011 on some 255,227 flights. Cargo is also flown out of Midway and as of October 2012 over 23 thousand tons were shipped from this airport, with capacity to ship over 80,000 tons as displayed in 2002. The airport is the second busiest in the state behind O'Hare and ahead of Chicago Rockford International Airport and nearby Gary/Chicago International Airport in Indiana. Linkage to the CBD from Midway is provided by Interstate Highway 55 as well as Chicago's "El" system. Transit time from Midway to the CBD via the "El" is approximately 30 minutes.

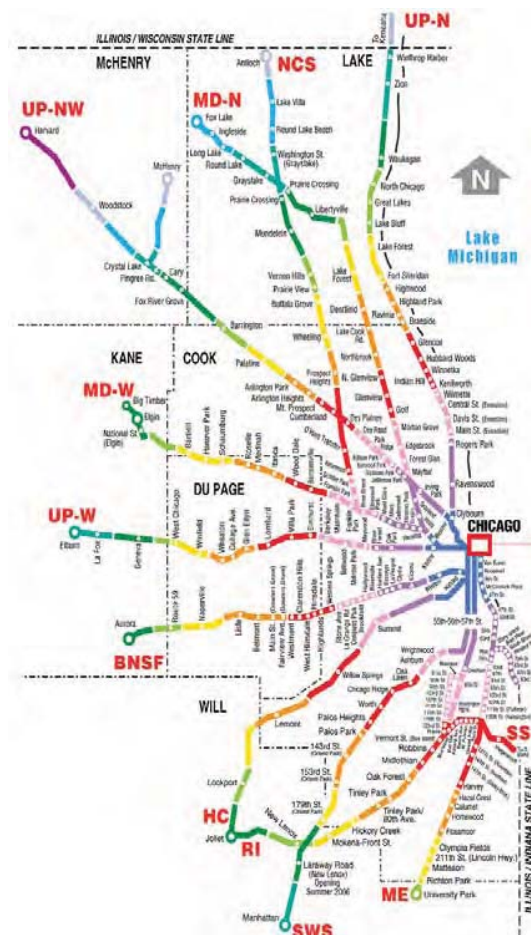
In addition to O'Hare and Midway, a number of smaller airports are located in the suburban areas. The state is currently exploring the possibility of expanding the commercial services of one of these secondary airports, in order to facilitate a third major airport for the MSA. The most likely candidates at present are the aforementioned Gary/Chicago International Airport located southeast of Chicago in Gary, Indiana, within the Chicago CSA, and the Chicago Rockford International Airport in Rockford, Illinois located nine miles west of the Chicago CSA.

Additionally a third, currently undeveloped, site proposed for the expansion is located in the southwest suburb of Peotone, Illinois. This proposed airport is currently known as Abraham Lincoln National Airport and is planned to be constructed as a two runway airfield with room to eventually expand to four.

Gary/Chicago International Airport serves both Gary as well as the surrounding metropolitan division. The airport is currently served by no passenger service airlines. Gary, encompassed by Lake County, Indiana is strategically situated along Interstate 80, which runs east from Chicago, connecting Gary's manufacturing sectors with both the Indianapolis and Mishawaka metropolitan areas. Interstates 90, 94, and 65 also all run through Gary providing access to Indianapolis, Chicago, South Bend, and Detroit. Gary/Chicago International is also serviced by the Northern Indiana Commuter Transportation District's South Shore Line which provides access to South Bend to the east and the Chicago CBD to the west.

Rail

Chicago's Central Business District contains four train stations providing rail access for suburban commuters, freight, and nationwide travel. Rail access to and from suburban communities is provided by the Northeast Illinois Regional Commuter Railroad Corporation better known as Metra. Metra provides twelve rail lines which reach as far north as Kenosha, Wisconsin and as far east as northwest Indiana and South Bend. As the largest commuter rail system in the United States, Metra covers nearly 500 miles of tracks servicing over 230 individual stations throughout the Chicagoland area. Metra provided service to some 81.4 million passengers during 2010. Metra, being mainly a commuter rail service, frequent service is generally only provided during rush hours, although Metra is known for its speed and reliability. The twelve lines connect into one of four different downtown stations: Union Pacific North, West and Northwest arrive in the Ogilvie Transportation Center; Milwaukee District North and West, North Central Service, Southwest Service, Burlington Northern and Heritage Corridor converge in Union Station (along with being the nexus of Amtrak); the Rock Island Line arrives in the LaSalle Street Station; and the Metra Electric arrives in Millennium Station.





Within the city of Chicago itself, light rail is provided via the Chicago Transit Authority's elevated train system, which as mentioned previously is better known as the "El." These elevated trains provide inexpensive rapid transit service to nearly 500,000 passengers each day to all corners of the city, as well as some 40 nearby suburbs and both major airports. These eight rail lines are supplemented by a fleet of nearly 2,000 buses which service approximately 1 million passengers at 12,000 bus stops daily, making the CTA the second largest transit system in the nation. As a result of these multiple extensive mass transit systems, as well as a grid system street layout, Chicago has been continually rated by various institutions as one of the top ten most walkable cities in the nation.

Chicago has the busiest rail hub in North America. It is the only metro area where six Class-One railroads converge and are able to interchange traffic. Fifty percent of all U.S. rail freight goes through Chicago's rail yards. Chicago is the world's third largest intermodal facilitator with 12.3 million containers annually. Only Hong Kong and Singapore handle greater volume. For reference, the ports of Los Angeles and Long Beach combine to handle 9.6 million containers each year. Over the next 10 years, intermodal container traffic is expected to grow 15 percent annually.

Rivers and Waterways

With the Port of Chicago handling a major share of domestic and international shipping, the city is the key player for mid-continental shipping. The Port remains the primary link between the inland river system, the Great Lakes, and the global marketplace, moving over 26.6 million tons of natural resources and other goods produced throughout the Midwest and the world annually. Deep-draft commercial ships connect to the Atlantic Ocean via the St. Lawrence Seaway while barge traffic can reach the Gulf of Mexico through the Illinois and Mississippi Rivers.

RECENT PERFORMANCE

Moody's Economy.com provides the following Chicago, IL [Metropolitan Division] metro area economic summary as of Oct-12. The full Moody's Economy.com report is presented in the Addenda.

CHICAGO, IL [METROPOLITAN DIVISION] - ECONOMIC ANALYSIS												
Indicators	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Gross Metro Product (C\$B)	379.2	388.9	392.1	385.2	368.7	378.9	383.8	386.0	388.6	405.0	425.5	442.8
% Change	1.4	2.5	0.8	-1.8	-4.3	2.8	1.3	0.6	0.7	4.2	5.1	4.1
Total Employment (000)	3,791.0	3,844.4	3,872.4	3,845.1	3,644.0	3,607.6	3,647.1	3,679.6	3,690.2	3,743.0	3,834.4	3,919.4
% Change	1.0	1.4	0.7	-0.7	-5.2	-1.0	1.1	0.9	0.3	1.4	2.4	2.2
Unemployment Rate	6.0	4.5	4.9	6.2	10.1	10.4	10.0	9.0	9.6	8.4	7.5	6.8
Personal Income Growth	4.8	7.3	5.7	1.9	-6.2	3.2	3.9	2.8	3.1	6.2	6.9	6.0
Population (000)	7,740.0	7,749.5	7,779.4	7,817.0	7,856.1	7,892.9	7,922.6	7,960.6	7,999.8	8,037.5	8,071.4	8,104.3
Single-Family Permits	29,299.0	22,698.0	13,382.0	5,585.0	2,752.0	2,747.0	2,895.0	3,160.6	3,121.8	3,993.3	6,434.4	9,282.0
Multifamily Permits	14,677.0	17,121.0	14,696.0	7,953.0	1,565.0	2,407.0	2,904.0	3,528.8	5,233.7	6,548.7	7,360.8	8,059.6
Existing-Home Price (\$Ths)	270.7	283.7	286.0	253.3	203.4	195.9	175.5	183.8	183.5	192.2	205.9	217.9
Mortgage Originations (\$Mil)	98,733.6	89,374.4	79,327.9	56,367.8	65,653.9	54,153.3	47,650.7	63,659.9	38,337.5	23,521.1	25,184.8	28,265.3
Net Migration (000)	-58.1	-51.5	-30.9	-24.7	-22.0	-20.2	-23.9	-17.6	-17.0	-19.1	-23.3	-24.5
Personal Bankruptcies	60,910.0	16,741.0	23,632.0	34,252.0	47,229.0	55,692.0	50,013.0	42,017.0	39,213.9	41,003.2	41,709.9	44,177.5

Source: Moody's Economy.com

Chicago's economy has lost momentum and is one of only a handful of large metro areas in danger of falling back into recession. Only Atlanta has fared worse in the Moody's Analytics business cycle tracker over the past year. Payroll employment has been virtually unchanged since the spring, and the metro division has recouped a smaller than average share of its recessionary job losses. A large foreclosure overhang continues to depress housing, and industrial production is no longer outperforming. Persistently high unemployment is restraining wage gains, which, coupled with a flare-up in inflation, has arrested real income growth. On the upside, gradual labor force expansion suggests that people are more confident about their ability to find work. Convention and tourism business is also strong. Cargo traffic through O'Hare and Midway airports is down from last year, but passenger traffic is up.

EMPLOYMENT

The Chicago metropolitan area has a large and well-diversified economic structure, which has allowed it to remain among the strongest economic centers in the nation. Due to its economic diversification, the Chicago metropolitan area tends to experience fewer seasonal and cyclical peaks and valleys than do many single-industry areas. The table below shows employment levels of major industry groups in the fourteen-county Chicago Metropolitan Statistical Area as of various dates over the past ten years.

CHICAGO PMSA NON-AGRICULTURAL EMPLOYMENT BY INDUSTRY						
Industry Group	2001		2006		January - 2012*	
	Employment	%	Employment	%	Employment	%
Mining and Logging	2,500	0.1%	2,400	0.1%	1,400	0.0%
Construction	216,100	4.8%	218,800	4.8%	121,700	2.9%
Manufacturing	595,900	13.1%	489,300	10.8%	410,800	9.7%
Trade, Transportation and Utilities	951,500	20.9%	921,200	20.4%	859,100	20.3%
Information	117,000	2.6%	91,300	2.0%	78,600	1.9%
Financial Activities	325,100	7.1%	331,500	7.3%	284,000	6.7%
Professional and Business Services	706,600	15.5%	729,300	16.1%	694,300	16.4%
Educational and Health Services	516,500	11.4%	574,500	12.7%	653,300	15.5%
Leisure and Hospitality	367,700	8.1%	398,300	8.8%	385,000	9.1%
Other Services	190,800	4.2%	197,800	4.4%	190,100	4.5%
Government	558,000	12.3%	565,600	12.5%	544,900	12.9%
Total Non-Farm	4,547,700	100.0%	4,520,000	100.0%	4,223,200	100.0%
*Preliminary Figures						
Source: Bureau of Labor Statistics, Illinois Department of Employment Security						

As shown above, the local economy has contracted since 2001. The number of non-farm jobs in the Chicago area decreased from 4,547,700 in 2001 to 4,223,200 by January 2012, a -7.4% reduction.

The Trade, Transportation and Utilities industry is the largest in terms of employment, followed by Professional & Business Services, Educational and Health Services, and Government. While manufacturing was at one time the dominant employment category in the region, it has shown a slow, steady decline over the past ten years. This is consistent with the trend throughout the nation.

As a percentage of total employment, Educational and Health Services have shown the largest growth at a 4.1% increase from their base in 2001. The Manufacturing sector had the largest decrease at a negative -3.4% from 13.1% of the employment base as of 2001 to its current level of 9.7% as of January 2012.

Illinois, and primarily the Chicago area, is home to 40 Fortune 500 companies with employment at these major firms contributing to the stability of the local economy. The presence of such firms is also indicative of the strength of the local support network and generally positive business climate in the area. In 2001, Boeing Company relocated its headquarters from Seattle, Washington to Chicago.

Major private employers in the area include Wal-Mart Stores, Advocate Health Care System, University of Chicago, Walgreen Co., AT&T, Inc., and UAL Corp. A more comprehensive list of major employers is presented in the following table:

CHICAGO AREA LARGEST EMPLOYERS		
Rank	Company	Employees
1	U.S. Government	55,183
2	Chicago Public Schools	39,667
3	City of Chicago	31,307
4	Cook County	21,785
5	Advocate Health Care	18,485
6	State of Illinois	15,800
7	AT&T Inc.	15,000
8	Presence Health	14,806
9	Walgreen Co.	14,688
10	University of Chicago	14,584
11	JP Morgan Chase & Co	14,223
12	United Continental Holdings	13,000
13	Abbott Laboratories	13,000
14	Wal-mart Stores Inc.	12,950
15	American Airlines	9,907
16	University of Illinois at Chicago	9,782
17	Chicago Transit Authority	9,127
18	Northwestern University	8,740
19	Archdiocese of Chicago	8,197
20	Jewel-Osco	8,000
21	Illinois Tool Works Inc	7,650
22	Allstate Corp.	7,000
23	Rush University Medical Center	6,878
24	Bank of America N.A.	6,832
25	Aon Corp.	6,515

Source: Crain's Chicago Business 2012

This diversified labor pool of skilled workers helps to maintain a relatively strong level of employment in the Chicago area. As in most other major metropolitan areas, Chicago's central county, Cook County, has historically reported higher levels of unemployment than the outlying suburban areas. This is no longer the case, based on the latest 2008 county unemployment rates as provided by the Illinois Department of Employment Security Labor Market Data.

In January 2011, Motorola, Inc. split into two independent companies, Motorola Mobility Holdings, Inc. and Motorola Solutions, Inc. Motorola Solutions maintained operations at the Schaumburg headquarters. Motorola Mobility, formerly the Mobile Devices division of Motorola, Inc. is now headquartered in Libertyville, Illinois. Together, the two companies employ some 10,000 personnel in the Chicago area making it a major component of the workforce. The Schaumburg campus is comprised of twelve buildings situated on 267.58 acres of land. These facilities were erected in 1976 and employ over 5,000 people. In May of 2011, the state of Illinois announced it will provide \$100 million in tax credits to Motorola Mobility as part of a deal that will keep the company at its Libertyville headquarters. This deal retains 3,000 jobs located at the headquarters and Motorola Mobility intends to spend more than \$500 million in research and development related to these jobs through 2014. In

June of 2011 Motorola Solutions announced its intentions to add 400 jobs within the city of Chicago by the end of 2012.

In August 2011, Google announced its acquisition of Motorola Mobility for \$12.5 billion. The acquisition gives Google a large patent portfolio and handset-manufacturing component which now helps the company in its competition with Apple, Inc. The acquisition also helps Google enter into the cable TV box industry. While Google has yet to lay out all of its plans, the company has indicated it will let Motorola Mobility run as an independent company.

In addition to Motorola, GE Capital represents another significant contributor to the labor force that is adding jobs to the Chicago area. In May of 2011, GE Capital, the financial services arm of General Electric, announced plans to expand operations in Chicago; a move that will create over 1,000 jobs over the next three years.

In June of 2011, United Continental Holdings, Inc. announced it would bring 1,300 jobs to Chicago by the end of 2012. In October of 2010, United Airlines and Continental Airlines completed a merger of the two airlines, resulting in the world's largest air carrier being headquartered in Chicago.

In September of 2011, Seaton Corp., a Chicago-based staffing company announced it will add 400 jobs over the next year to its Chicago headquarters. Seaton is a privately held company that is known for servicing large corporations such as Delta Airlines, Burger King, and Waste Management. The 400 new hires will bring its Chicago staff to 1,600.

In December of 2011, Sara Lee Corp. announced the company will return its headquarters to Chicago, five years after leaving Chicago for Downers Grove, IL. The new headquarters will occupy most of the 270,000 square foot office building located at 400 South Jefferson Street, in the West Loop. The building is situated near the Circle Interchange (junction between the Dan Ryan, Eisenhower and Kennedy expressways (Interstates 90/94 and 290)) as well as the commuter rail stations. The move brings 500 jobs to Chicago.

In January of 2010, Ford announced that it would move the production of its popular Explorer model to its Chicago manufacturing facilities located at 130th Street and Torrence Avenue. Starting with 2011 model of the Ford Explorer the vehicle platform has been completely redesigned and Ford has spent \$180 million to retrofit the plant for its production; which comes in addition to the \$400 million the company spent to renovate the plant five years ago. In addition to physical improvements to the plant itself, Ford added 1,200 auto workers, effectively increasing its Chicago area workforce by approximately 50%. Ford's Chicago Heights parts stamping plant is also expected to benefit from the move as it creates higher demand for production output in the area.

The following table provides a comparison of unemployment rates since 1997.

AVERAGE ANNUAL UNEMPLOYMENT RATES																	
Year	Cook County (IL)	DeKalb County (IL)	DuPage County (IL)	Grundy County (IL)	Kane County (IL)	Kendall County (IL)	Lake County (IL)	McHenry County (IL)	Will County (IL)	Jasper County (IN)	Lake County (IN)	Newton County (IN)	Porter County (IN)	Kenosha County (WI)	Chicago MSA	State of Illinois	U.S.
1997	5.3%	3.9%	3.1%	7.1%	4.5%	3.3%	3.4%	3.8%	4.7%	4.3%	4.3%	4.1%	2.8%	3.4%	4.7%	4.8%	4.7%
1998	5.0%	3.6%	2.8%	6.7%	4.1%	3.0%	3.5%	3.6%	4.3%	3.7%	3.9%	3.3%	2.6%	3.2%	4.4%	4.5%	4.4%
1999	5.0%	3.7%	2.9%	6.9%	4.1%	3.0%	3.2%	3.5%	4.3%	3.8%	4.0%	3.5%	2.9%	3.3%	4.4%	4.5%	4.4%
2000	4.8%	3.6%	3.3%	5.2%	4.3%	3.3%	3.7%	3.6%	4.1%	3.3%	3.6%	2.8%	2.7%	4.0%	4.3%	4.5%	4.3%
2001	6.1%	4.6%	4.4%	6.0%	5.3%	4.1%	4.4%	4.6%	4.9%	4.7%	4.8%	4.2%	3.8%	5.1%	5.5%	5.4%	5.5%
2002	7.4%	5.5%	5.5%	7.3%	6.5%	5.3%	5.4%	5.7%	6.1%	5.7%	6.4%	5.5%	5.0%	6.0%	6.7%	6.5%	6.7%
2003	7.4%	5.8%	5.6%	7.9%	6.7%	5.4%	5.7%	5.9%	6.3%	5.7%	6.1%	5.4%	5.1%	6.2%	6.8%	6.7%	6.8%
2004	6.8%	5.4%	5.0%	7.8%	6.0%	4.8%	5.3%	5.2%	5.9%	5.7%	6.3%	5.1%	4.8%	5.9%	6.2%	6.2%	6.2%
2005	6.5%	5.3%	4.7%	7.3%	5.7%	4.7%	4.5%	5.1%	5.5%	5.6%	6.1%	5.3%	4.7%	5.7%	5.9%	5.7%	5.9%
2006	4.7%	3.9%	3.4%	5.1%	4.3%	4.0%	4.2%	3.7%	4.3%	5.1%	5.8%	4.9%	4.4%	5.4%	4.4%	4.5%	4.6%
2007	5.1%	4.6%	3.8%	5.7%	4.8%	4.5%	5.0%	4.3%	4.7%	4.8%	5.2%	5.2%	3.9%	5.2%	4.9%	5.0%	5.0%
2008	7.1%	7.4%	5.4%	9.4%	7.5%	7.5%	8.3%	6.9%	7.2%	8.7%	8.6%	8.8%	7.4%	6.7%	7.1%	7.4%	7.2%
2009	10.8%	10.5%	8.6%	13.7%	11.2%	11.1%	11.6%	10.4%	11.0%	10.6%	10.2%	11.6%	8.9%	10.3%	10.6%	10.8%	10.0%
2010	10.5%	9.7%	8.3%	12.4%	10.3%	9.8%	10.5%	9.6%	10.4%	10.3%	11.0%	11.0%	8.9%	10.8%	10.2%	10.3%	9.4%
Jan-12	9.8%	9.0%	7.6%	12.9%	10.3%	8.6%	10.7%	9.5%	10.2%	9.5%	10.1%	11.2%	8.4%	8.7%	9.6%	9.4%	8.3%
Aug-12	9.3%	7.8%	7.2%	9.5%	8.1%	7.6%	8.8%	7.7%	8.5%	8.1%	9.3%	9.8%	7.6%	8.7%	8.8%	9.1%	8.2%
Note: The 1997 through 2000 Chicago MSA figures include the six county SMSA as well as DeKalb, Kendall, and Grundy Counties.																	
Source: Illinois Department of Employment Security, Bureau of Labor Statistics																	

Unemployment rates in the Chicago MSA began to rise as the economy began to slow in 2007. The unemployment rate within the MSA has risen from 4.9% in 2007, to the current figure of 8.8% as of August 2012.

In addition to being the center of commerce in the Midwest, Chicago is a world leader in the trading of commodities, stock options and currency and interest rate futures. The city has four major exchanges: the CME Group, the Chicago Board Options Exchange, the Mid-America Commodity Exchange and the Chicago Stock Exchange. Also adding strength to the financial market is the Federal Reserve Bank and the region's 130 domestic and 70 foreign banks. Chicago's financial services and products are exported nationally and internationally. Therefore, the area's financial infrastructure is not wholly dependent upon activity in Chicago, which reinforces an already stable economy.

TRADE AND COMMERCE

Chicago is also home to four major exchanges (Chicago Mercantile Exchange, Chicago Board Options Exchange, Mid-America Commodity Exchange and Midwest Stock Exchange) representing over 80% of the world's trade in commodities. The Chicago Board of Trade and Mercantile Exchange merged companies in July 2007, creating the largest derivatives market ever.

The Chicago Board of Trade is a leading futures/options exchange with more than 3,600 members trading over 50 different products. The Chicago Mercantile Exchange is the largest futures exchange in the United States, and operates the largest futures clearing house in the world, while the CBOE is the world's largest options market. The Chicago Stock Exchange provides for the trading of over 3,500 NYSE, AMEX, NASDAQ and CHX-exclusive issues.

EURO RISK

After housing, the European debt crisis poses the greatest threat to the outlook. Of course, a smaller than average share of Chicago's production gets shipped overseas; Europe is not an especially large trade partner. But spillovers pose a greater threat since Chicago has a large financial industry that derives more of its income from capital markets. The outlook has deteriorated with increased uncertainty dampening demand for bank loans and fee-based services and trading firms struggling to overcome declining market volumes and rising costs from new regulations.

TOURISM

The bifurcated performance of consumer industries is set to continue as restaurants and hoteliers benefit from increased tourism while retailers grapple with muted spending growth. While tourism is at some risk from a weaker global economy, a high dependence on business travel mitigates some of the threat. Hotel room rates in the first half of the year were up 7% from the same period in 2011, and the occupancy rate was the highest since 2007. Room bookings related to conventions will remain strong, as a new labor pact between two unions and the agencies that run McCormick Place and Navy Pier will lower costs for trade shows and conventions and enhance the metro division's desirability.

RETAIL

Greater wealth destruction will make it tougher for consumption to gain traction. With home equity per household down 77% from its peak, many homeowners are under water. Delinquency rates on home equity loans are near their cyclical highs, whereas nationally they are down about 2 percentage points. Households will channel more income toward saving and debt reduction, and banks will be slower to increase lending.

HOUSING

The unleashing of a sizable backlog of foreclosures will cause house prices to fall through year's end. Foreclosure inventories have fallen over the past year, but at 29 per 1,000 households they are still about 2½ times the national average. Because Illinois' foreclosure process is excruciatingly long, the share of distress inventory awaiting auction is much higher than average. Over one-half is in pre-foreclosure, compared with less than one-third nationally. The settlement between the state attorneys general and large mortgage lenders will result in faster liquidations. While this will put housing on the path to recovery, prices will suffer as distress sales increase.

EDUCATION

Chicago is home to fifteen major public and private universities including the highly regarded Northwestern University and University of Chicago. Other major educational institutions include University of Illinois at Chicago, which has the largest local enrollment, as well as Loyola University

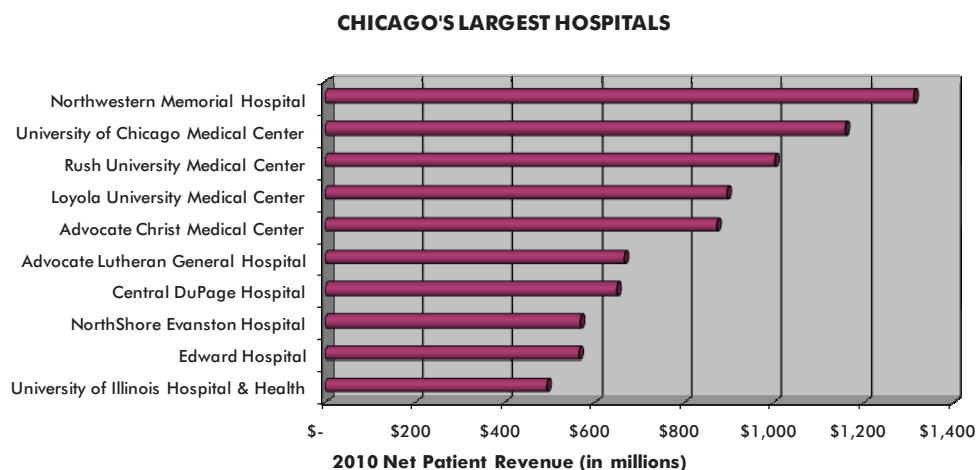
and DePaul University. These institutions offer a variety of undergraduate and graduate fields of study. The total enrollment of these Chicago area universities is approximately 151,000 students. Prominent MBA programs in the Chicago area include Northwestern University's Kellogg School of Management, University of Chicago's Graduate School of Business and DePaul University's Kellstadt Graduate School of Business.

While in the surrounding areas of Chicago there are a number of private liberal arts colleges and universities including North Central College, Wheaton College, Elmhurst College, North Park University, Benedictine University and Lake Forest College. Additionally, many of the major universities have established satellite campuses in the suburban areas. DePaul University has suburban campuses located in Naperville, Oak Forest, O'Hare and Rolling Meadows. Northern Illinois University has suburban campuses in Hoffman Estates and Naperville.

The Chicago area also has an extensive community college system comprised of twelve two-year colleges with a total enrollment of 145,000 students. Courses range from vocational training to classes in liberal arts, science, business and pre-professional studies. There are also seven City Colleges of Chicago with an enrollment of over 65,000 students.

HEALTH CARE

Chicago hospitals are credited with being among the leading health care facilities in the country as well as some of the nation's best teaching and children's hospitals. Within the Chicago metropolitan area, there are 121 hospitals with over 24,700 beds. The Chicago healthcare market has been changing drastically in the past few years due to hospital system acquisitions, mergers, and partnerships. In order to satisfy newly generated demand caused by an expanding population, Chicago's primary hospital systems are expanding considerably; over \$1 billion in new facilities have opened since 2000 and an additional \$2.5 billion in projects are currently underway.



The two largest hospitals in the Chicago metropolitan area are Northwestern Memorial Hospital and University of Chicago Medical Center. In addition to being the two largest in terms of net revenue, these two hospitals rank nationally as premiere health care institutions in the nation. The Rehabilitation Institute of Chicago has been ranked number one, nationally, the rehabilitation category by US News and World Report.

Northwestern Memorial Hospital is comprised of 745 beds and is the area's largest hospital in terms of net patient revenue. The hospital is ranked nationally within thirteen specialties by *US News & World Reports* including endocrinology, geriatric care, gynecology, heart & heart surgery, neurology & neurosurgery, and rheumatology. Northwestern Memorial is part of the larger McGraw Medical Center which is a consortium of urban, suburban, specialized, and general hospitals and Northwestern University. In addition to Northwestern Memorial, member hospitals include the Northwestern University Feinberg School of Medicine, Evanston Northwestern Healthcare, Children's Memorial Hospital, Rehabilitation Institute of Chicago, and the Jesse Brown VA Medical Center. The Northwestern University Feinberg School of Medicine is ranked as the 20th best medical school in the nation, while Children's Memorial is ranked as the 18th best children's hospital in terms of general pediatrics.

The University of Chicago Medical Center is a 529-bed hospital facility and has ranked 17th overall in the nation by *US News & World Reports*. The U of C Medical Center was also credited as being ranked nationally within eleven adult specialties including cancer, endocrinology, gastrointestinal disorders, heart & heart surgery, neurology & neurosurgery, and neonatal care. Additionally, the U of C Medical Center is ranked nationally in nine pediatric specialties. The University of Chicago Pritzker School of Medicine was also ranked as the 16th best medical school in the nation. According to *US News & World Reports*, this hospital was among 140 facilities—fewer than 3 percent of the 4,825 analyzed for the latest Best Hospitals rankings—to be ranked in even one of the 16 specialties.



Located on Chicago's Near West Side, the Illinois Medical District (IMD) is the nation's largest urban medical district. Founded in 1941, the IMD is comprised of 560 acres, houses 2,200 hospital beds, has 20,000 employees, and receives some 75,000 visitors daily. Annually the IMD generates approximately \$220 million in research, \$3.3 billion in economic activity, 50,000 direct and indirect jobs, \$80 million in state taxes, \$34 million in local taxes, and \$2 billion in direct and indirect employment compensation. The district also houses the Chicago Technology Park and provides incubation for approximately 30 emerging technology-based companies. Member institutions of the IMD include Chicago Department of Public Health, Chicago Lighthouse for People Who Are Blind or Visually Impaired, Hektoen Institute, Illinois State Police Forensic Science Center at Chicago, Jesse Brown VA Medical Center, John H. Stroger, Jr. Hospital of Cook County, Rush University Medical Center, Ruth M. Rothstein CORE Center, University of Illinois Medical Center at Chicago, and the West Side Center for Disease Control.

CULTURAL AND RECREATIONAL

As one of the nation's largest cities, Chicago offers a wide variety of cultural and recreational opportunities. Located along the shores of Lake Michigan near downtown Chicago are a variety of famous museums, parks and travel destinations. With an estimated 8,305,000 annual visitors, Navy Pier is the largest attraction in the Chicago area. Additional tourist attractions in the Chicago MSA include the Lincoln Park Zoo, Chicago Trolley Company, Six Flags Great America, Millennium Park, Brookfield Zoo, Willis Tower Skydeck and Hancock Observatory. The John G. Shedd Aquarium, Art Institute of Chicago, Museum of Science and Industry, and Field Museum are the largest cultural destinations within the MSA. Stage theaters, opera companies and symphony orchestras are also well represented in the city.

For sports enthusiasts, Chicago offers major professional sports teams within each league who play in stadiums such as Wrigley Field and the recently renovated Soldier Field, as well as more recently constructed stadiums such as the United Center, Toyota Park (Bridgeview, Illinois), Sears Center (Hoffman Estates, Illinois) and U.S. Cellular Field (formerly known as Comiskey Park).

The City of Chicago is home to over 200 theater companies, including the legendary Second City (Members include: John Belushi, Steve Carell, Bill Murray, Stephen Colbert, Dan Akroyd, Mike Mires, Chris Farley, Gilda Radner, Joan Rivers, Martin Short, John Candy), Steppenwolf (Members include: Gary Sinise, Joan Allen, John Malkovich), Chicago Shakespeare Theater and Broadway in Chicago (which attracts an annual audience of nearly 2 million people). It is the only city with 4 Tony Award-winning regional theater companies. Furthermore, the city is home to the Gene Siskel Film Center, the Chicago Symphony, Lyric Opera and the Joffrey Ballet rounding out the full arts stage experience.

Large annual festivals in the Chicago area include the Taste of Chicago and Chicago Air and Water Show, with 3.35 and 3.10 million visitors, respectively. Additional festivals of note include the

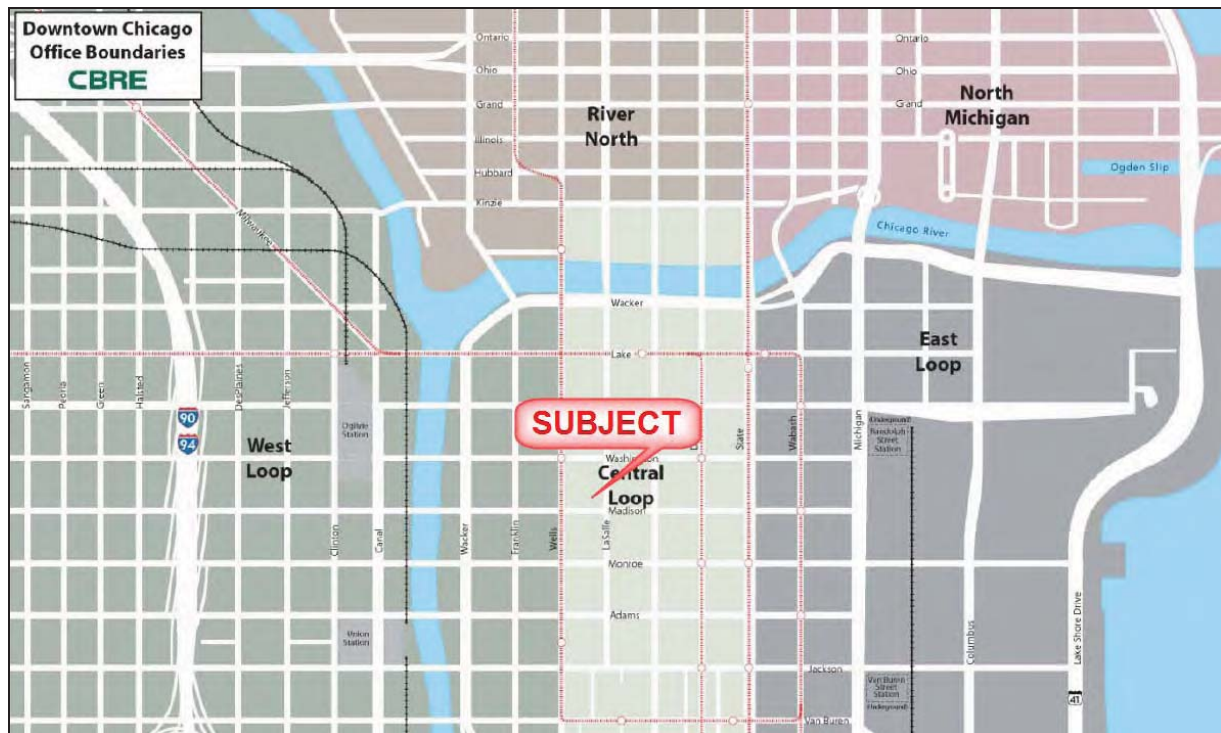
Chicago Blues Festival, Venetian Night, Country Music Festival, Gospel Music Festival, Chicago Jazz Festival, Celtic Music Festival, Viva Latin Music Festival and Outdoor Film Festival.

CONCLUSION

Chicago's economy muddled through the summer, held back by slowing in manufacturing and persistent weakness in housing and government. Subpar consumer spending will also hurt relative performance, with job and income growth forecast to be below average through early 2014. Longer term, a large talent pool, a central location, a vast transportation network, and superior access to capital will work in Chicago's favor, but middling population trends will constrain expansion.

In summary, the interaction of the environmental, social, and economic forces has contributed to the diversified economic base of Chicago. Job growth is considered the primary force that drives housing demand, retail sales and commercial construction. The recovery of the metro Chicago economy is expected to continue in the coming quarters though it will lag behind the national pace of expansion. The area will continue to capitalize on its core strengths: its business and professional services, transportation-distribution and tourism/convention industries. Generally, the area is expected to maintain a relatively stable growth pattern in the foreseeable future.

NEIGHBORHOOD ANALYSIS



LOCATION

The subject property is located in Chicago's central business district in the area generally known as the "Loop." The Loop contains the main concentrations of office and commercial space in the CBD and is bounded by the Chicago River along the north and west, Lake Michigan on the east and Congress Parkway on the south. However, the CBD has expanded to include areas on the fringe of these boundaries. Additional areas include the North Michigan Avenue office and retail corridor, (which extends north of the Chicago River to Oak Street), buildings located north of the Chicago River in the River North area, and structures west of the Chicago River in the West Loop area. Many of the modern office buildings in downtown Chicago have been built around the perimeter of the Loop, thereby expanding the boundaries of the central business district in every direction.

The subject property is located in the Central Loop office submarket. Within the Central Loop are 81 major office developments encompassing over 41 million square feet of office space. This is the second largest of the five downtown Chicago office submarkets and represents approximately 32% of the total downtown office space and approximately 17.2% of the overall office space within the Chicago MSA. This office concentration brings in an estimated 200,000 workers daily to the Central Loop.

BOUNDARIES

The neighborhood boundaries are detailed as follows:

<i>North:</i>	W Kinzie Street
<i>South:</i>	W Harrison Street
<i>East:</i>	S State Street
<i>West:</i>	N Wells Street

LAND USE

Land uses in the immediate area of the subject property are primarily mid-to-high rise in nature and consist of a mixture of commercial office and retail properties as well as government facilities.

Some of Chicago's finest cultural and entertainment attractions surround the subject. The Harold Washington Library, located southeast of the subject, is the world's largest public library. Downtown theaters include the Lyric Opera and the Goodman Theatre, both renowned for the quality of their original productions, and Adler & Sullivan's famous Auditorium Theatre.

Several of Chicago's top hotels are within walking distance of the property. The recently renovated Palmer House, the most famous and one of the largest in the city, is just to the east. Other nearby hotels include the Hilton, the Congress Plaza, the Renaissance, the Hotel Blake, the W Hotel, the Silversmith, the Hampton Inn, the Hard Rock Hotel and two Club Quarters hotels. The last six hotels occupy recently converted office space. Below is a summary of the top five largest hotels in the CBD.

Largest Hotels in Chicago

PROPERTY	Number of Guest Rooms	Avg. Nightly Rate
Hyatt Regency Chicago	2,019	\$189-\$215
Palmer House Hilton	1,639	\$129-459
Hilton Chicago	1,544	\$129-459
Sheraton Chicago Hotel	1,209	\$169-259
Chicago marriott Downtown	1,198	\$169-259
Congress Plaza Hotel	870	\$169-259
Intercontinental Chicago	792	\$190-\$250

Source: Crain's

Other noteworthy landmarks in or in proximity to the Central Loop are the Palmer House Hilton, the Thompson Center, The Art Institute, the Harold Washington Public Library and a number of renowned theaters on the district's north side.

The Chicago MSA has long been a destination for some of the nation's major corporations; recently this trend has begun to focus on the CBD in particular. More often the Fortune 500 businesses in the area are learning that to attract top talent to their organization; they must have a presence in the Loop. This has had a major impact on the demand for prime office space within the CBD, specifically the Central and West Loop submarkets. The chart below displays the top 10 largest corporations who are headquartered within the Chicago CBD.

HEADQUARTERS WITHIN CHICAGO'S CBD

COMPANY NAME	SALES (\$ MIL)	EMPLOYEES	INDUSTRY
The Boeing Company	\$ 68,735	171,700	Aircraft
United Continental Holdings, Inc.	\$ 37,110	87,000	Air transportation
Exelon Corporation	\$ 18,924	19,267	Gas and other services
Aon Corporation	\$ 11,287	62,000	Insurance agents, brokers, and
R.R. Donnelley & Sons Company	\$ 10,611	58,000	Commercial printing
C N A Insurance Companies	\$ 9,209	8,000	Fire, marine, and casualty insurance
Commonwealth Edison Company	\$ 6,204	5,692	Electric services
Marmon Holdings, Inc.	\$ 5,967	16,000	Industrial machinery
SBC Teleholdings, Inc	\$ 5,661	65,345	Telephone communication
Telephone and Data Systems, Inc.	\$ 5,180	12,300	Radiotelephone communication
Federal Reserve Bank of Chicago	\$ 5,112	1,379	Federal reserve banks

Source: Hoover's

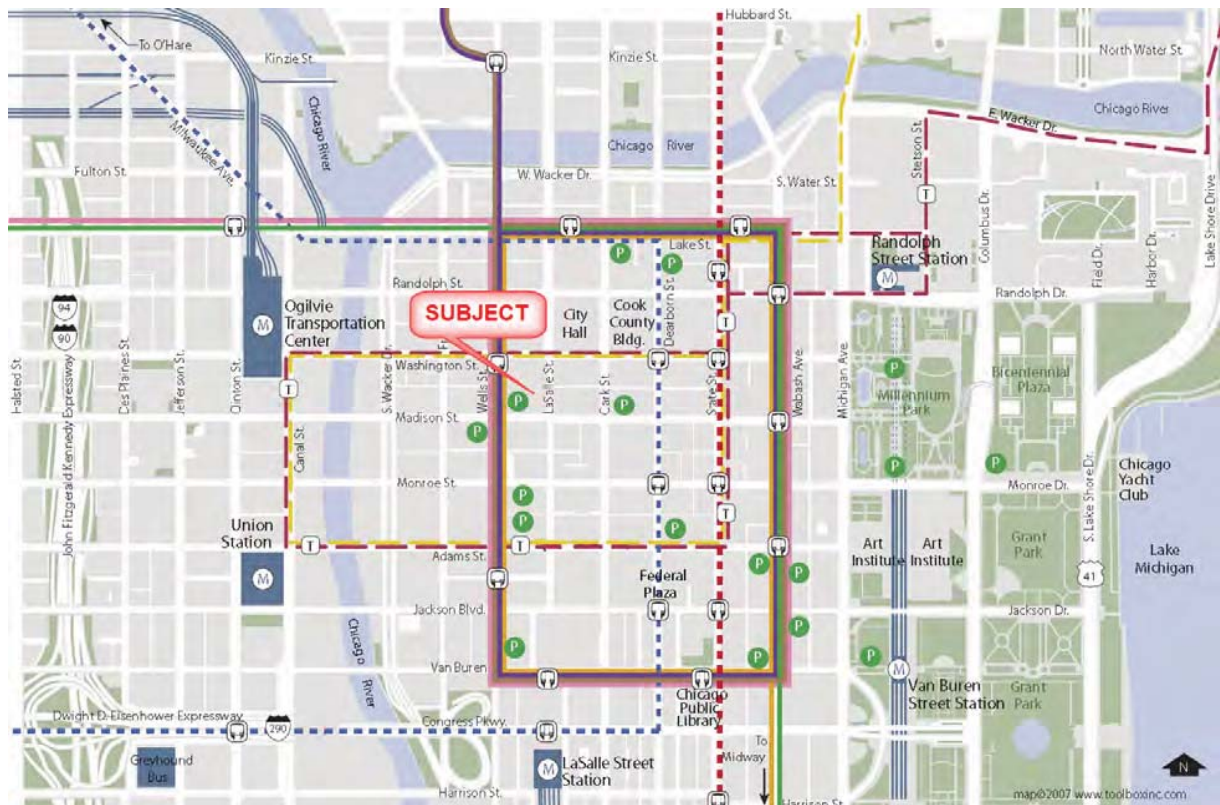
State Street, Chicago's historic shopping street, is east of the subject. The majority of the retail developments within this district are along a five-block stretch on State Street from Randolph Street to Jackson Boulevard, referred to as the State Street Corridor. Prominent retail developments include the 1.9 million square foot Macy's (former Marshall Field's Building housing Field's flagship 900,000 square foot store) and One North State, immediately south of Macy's. Major retailers in immediate proximity to these developments include a 240,000 square foot Sears, Old Navy, Borders, and Nordstrom Rack.

Many of the famous State Street department stores are gone, but their landmark structures remain, including some of the finest buildings by W. L. Jenney, Daniel Burnham, Holabird & Root and Louis Sullivan. The upper floors are now university and office space, while the lower floors are filled with retailers that serve the 750,000 people who work in the CBD. The emergence of downtown Chicago as a residential district is returning State Street to a retailing destination once again. The Sullivan Center, the former home of Carson Pirie Scott, is a historic mixed-use building located at the corner of State Street and Madison Street and a national historic landmark, designed by renowned Chicago architect Louis Sullivan in 1899. Joseph Freed and Company had announced plans to redevelop The Sullivan Building. However the property was recently sold and the troubled mortgage assumed by the purchaser. The Sullivan Center will now house the new "City Target" in the first and second levels of the property, which is currently being constructed.

Chicago is undergoing a dramatic shift in living choices for people who work in the CBD. The city's suburbs and near north neighborhoods were the primary residential choice for urban professionals as recently as a decade ago, but many are now choosing to live downtown. More than 43,000 residential units have been built in and around the Loop since 1990, including many in converted office or loft space. Chicago now has one of the strongest urban residential markets in the country, with the fourth largest downtown population in the US after New York, Boston and Philadelphia. Many of the new residential projects are within walking distance of the subject, including condominiums overlooking Millennium Park with some of the highest values in the city. Many older office buildings have been converted to residences, including the Fisher Building and the Manhattan Building.

ACCESS

The following map shows the location of the subject within the loop and the main transportation linkages within the neighborhood.



The subject property possesses excellent access via private and public transportation. Each is described in detailed as follows:

Automobile: The subject is a few blocks north of Congress Street, the most direct connection between the Loop and the expressway system. Jackson Boulevard, the eastern terminus of the famous Route 66, connects to Lake Shore Drive, the north-south artery along the lakefront. There are many parking facilities nearby the subject.

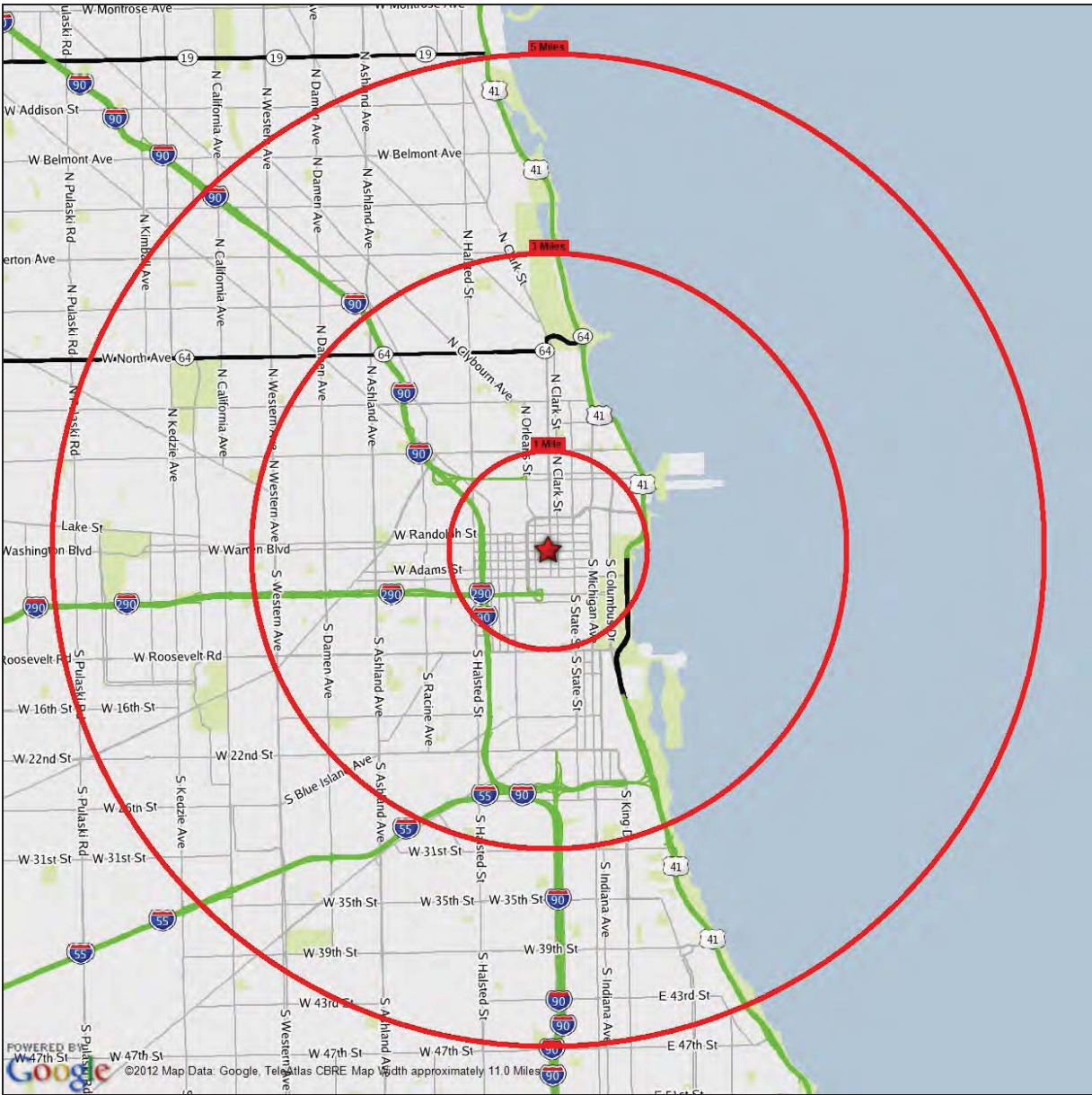
Commuter Trains: Chicago's Metra commuter train system connects the Loop to suburbs in all directions. The subject is located directly east the Quincy station. Of the four main Metra stations, all of them within walking distance.

Rapid Transit: The subject is close to both the CTA Brown, Orange, Purple, and Pink Line stations at Quincy and Wells. Blue Line trains reach O'Hare Airport in 45 minutes. The CTA elevated ("El") tracks that circle the downtown and give the Loop its name surround the subject. The El's Orange Line provides transportation to Midway Airport, which is 30 minutes away.

Bus: Most of the CTA bus lines that come into the Loop have a stop within a few blocks of the subject property.

DEMOGRAPHICS

Selected neighborhood demographics in 1-, 3-, and 5-mile radii from the subject are shown in the following map and table:



SELECTED NEIGHBORHOOD DEMOGRAPHICS			
2 North Lasalle Street Chicago, IL	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2017 Population	78,199	338,282	773,749
2012 Population	67,339	320,566	764,958
2000 Population	35,072	283,000	775,581
1990 Population	21,606	266,063	759,459
Annual Growth 2012 - 2017	3.04%	1.08%	0.23%
Annual Growth 2000 - 2012	5.59%	1.04%	-0.11%
Annual Growth 1990 - 2000	4.96%	0.62%	0.21%
Households			
2017 Households	46,528	179,698	361,972
2012 Households	39,963	168,585	351,925
2000 Households	21,220	136,299	323,785
1990 Households	13,049	117,301	299,569
Annual Growth 2012 - 2017	3.09%	1.28%	0.56%
Annual Growth 2000 - 2012	5.42%	1.79%	0.70%
Annual Growth 1990 - 2000	4.98%	1.51%	0.78%
Income			
2012 Median HH Inc	\$80,359	\$59,419	\$50,678
2012 Estimated Average Household Income	\$111,313	\$91,901	\$79,169
2012 Estimated Per Capita Income	\$67,406	\$49,451	\$37,206
Age 25+ College Graduates - 2000	19,688	99,925	197,643
Age 25+ Percent College Graduates - 2012	33.8%	40.7%	36.4%
Source: Nielsen/Claritas			

CONCLUSION

As can be seen, the neighborhood's population and number of households have increased over the past decade and are projected to continue to increase, albeit at a slower pace. The increase is greatest within a one-mile radius of the subject (supported by the significant residential construction).

The area exhibits an affluent and highly educated demographic group with an average household income of approximately \$111,313 within a one-mile radius. Within a three and five-mile radius the average income is \$91,901 and \$79,169 respectively. The subject property conforms well to surrounding neighborhood infrastructure and support services.

MARKET ANALYSIS

The market analysis forms a basis for assessing market area boundaries, supply and demand factors, and indications of financial feasibility. The following market analysis is primarily based on CBRE's market research and CBRE Econometrics Research – a business unit of CBRE. It is important to note that published office reports and market statistics will vary due to differences in geographic definitions as well as building classifications, which can be somewhat arbitrary. However, the differences between these various studies should not be overly dramatic. For consistency we have primarily relied upon CBRE's office research and CBRE Econometrics Research. Additional data sources include Costar, Real Capital Analytics, and PWC.

Global Trends

CBRE's Global Office Indices reveal that market values and rents were largely unchanged in Q3 2012, as both occupiers and investors remain bogged down by uncertainty. CBRE's Global Rent Index registered a negative 0.07% while the Global Office Capital Value Index ticked up slightly, with a gain of 0.6%.

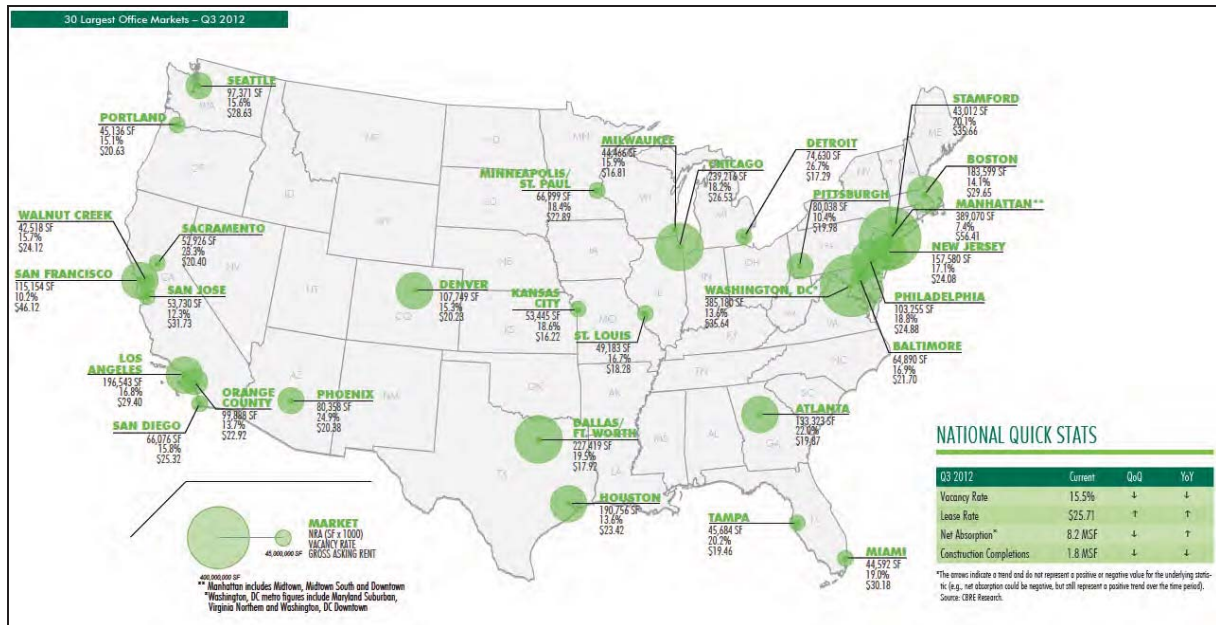
While it may be tempting to jump to the conclusion that this quarter's Global Index results serve up the usual 'depressing news' we're acclimated to, our impression is quite the contrary. Investor and occupier sentiments are undeniably cautious given the prevailing uncertainty. Yet even as that very uncertainty has prevailed over many quarters, the average annual growth rates recorded since each index's trough have measured at 3.4% and 7.5% for Office Rents and Capital Values respectively. The growth rates (recoveries) recorded following the Global Indices' troughs were quite robust even against tumultuous conditions.

Despite the caution, both the Global Office Rent and Capital Value Indices are still slightly above where they were last year. The limited movement we're seeing is certainly a manifestation of the strained global economic environment; however this quarter's results indicate a pause in the market, not a fundamental change in underlying market dynamics.

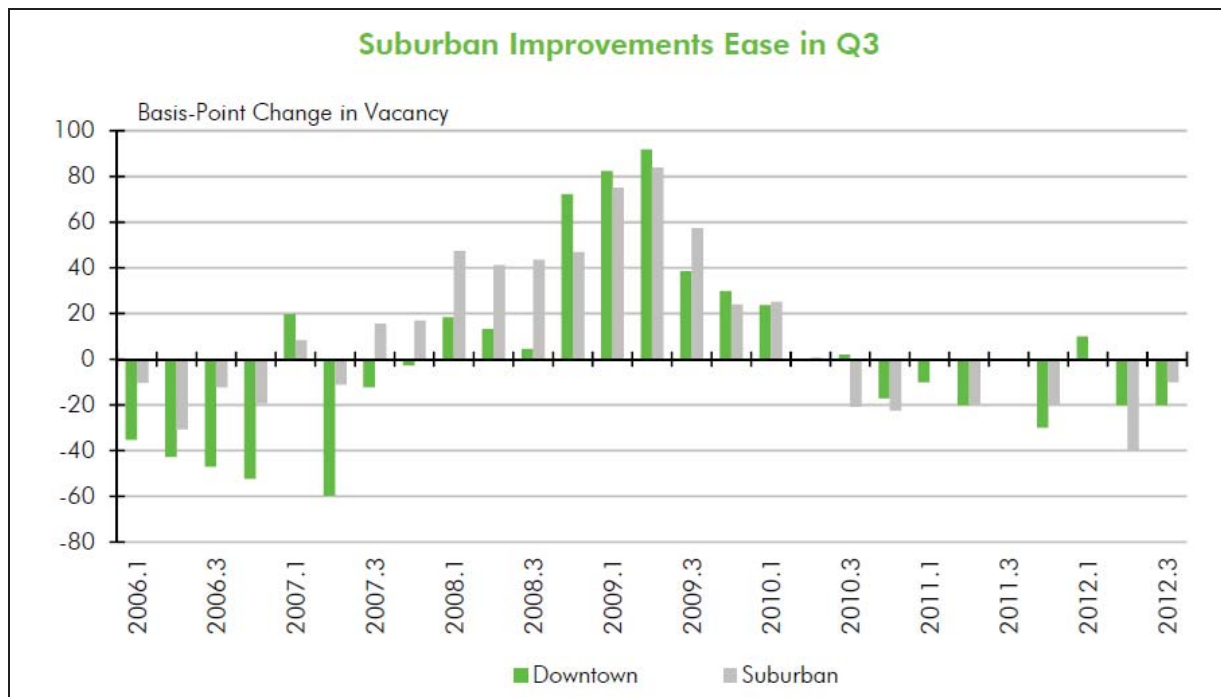
Broadly, fundamentals throughout the global leasing markets have persistently improved throughout late 2010, 2011 and early 2012. The global capital markets witnessed remarkably strong recuperation after emerging from the recession. While the weakness in several southern European countries continues to weigh on EMEA's regional performance, the dynamics in the remaining countries' property and leasing markets have stayed flat, rather than declined. While influxes of supply and cautious sentiments persist in Asia Pacific, both its indices resisted any decline. These dynamics demonstrate the remarkable resilience that Commercial Real Estate has possessed throughout even the most ominous economic backdrops. This quarter's Global Office Index results provide us a message of perseverance rather than pessimism. Occupiers and Investors are not inactive; rather they

are strategic and now have an acute awareness for the best assets in the most liquid and relatively stable markets.

National Office Vacancy – Third Quarter 2012



The U.S. office vacancy rate continued its downward trend for the second consecutive quarter, declining by 20 basis points (bps) during Q3 2012 to 15.5%, slightly less than the previous quarter's 30 bps decrease. Southern markets outpaced the national average, with the region's vacancy rate registering a 30 bps decline during Q3 2012, as Houston, Dallas and Atlanta all experienced positive absorption. Atlanta led the way, with a 100 bps decrease in its vacancy rate, followed by Houston and Dallas, with declines of 30 and 20 bps, respectively. While the Eastern region's vacancy rate, at 13.2%, remained the lowest in the U.S., the Southern and Western office markets saw the greatest year-over-year improvement, with vacancy declines of 130 and 120 bps, respectively. Demand from technology tenants continued to fuel activity in many Western markets during the quarter. Suburban San Jose and suburban San Francisco reaped the greatest benefit from the technology sector in Q3 2012, registering vacancy declines of 160 and 80 bps, respectively. Demand from energy companies provided a boost to Southern markets like Houston and Dallas. Pockets of strength persisted in the East, most notably markets in and around Boston focused on technology and bio-tech as well as Manhattan's technology hub, Midtown South.



The largest vacancy rate increase occurred in San Antonio with a change of +130 bps, while the largest improvement was in Orange County with a change of -170 bps. Apart from San Antonio, vacancy rate increases of 50 bps or more occurred in only three additional markets—Philadelphia (80 bps), Orlando (60 bps), and Toledo (50 bps). Vacancy rates fell by 50 bps or more in 16 markets and, as with previous quarters, included technology- and energy-driven markets like San Jose (-50 bps), Boston (-60 bps), Portland (-60 bps), Fort Worth (-60 bps) and Austin (-80 bps).

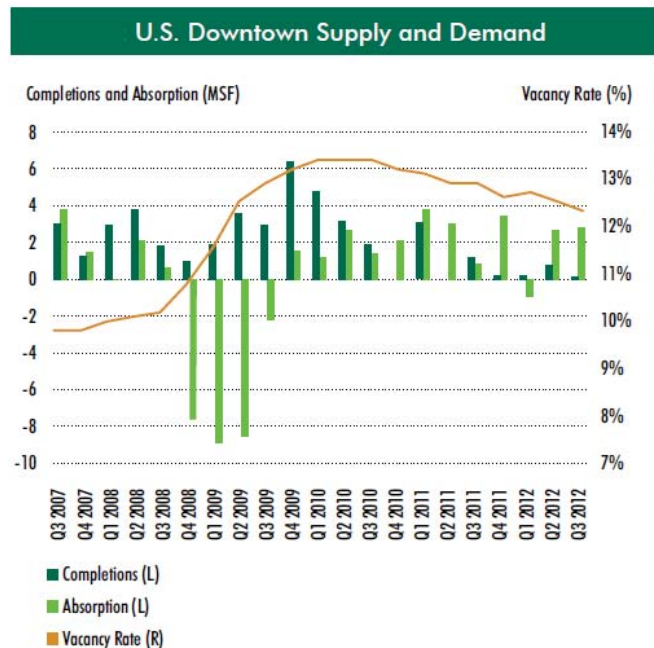
On a year-to-year basis, the national office vacancy rate has fallen by 70 bps to 15.5%, but it is still 310 bps above its pre-recession low of 12.4%. Although low construction levels have helped office markets throughout the recovery, the property type faces many challenges in the near term. Job growth continues to disappoint with payroll creation having averaged less than 150,000 new jobs per month since the beginning of 2012—this is well below what we need in order to see more meaningful demand improvements. Furthermore, the uncertainty around the fiscal cliff has held back absorption in key markets like Washington DC, where the year-to-year vacancy rate has risen by 160 bps to reach 14.8%, surpassing the market's recessionary peak of 2009. While a solution to the fiscal cliff is unlikely to come about before the end of the year, it could act as a precursor to private-sector confidence, making way for stronger nationwide job growth and office absorption in 2013 and 2014.

Rent Growth Forecast

While the energy, technology and healthcare sectors have provided a boost to the office market, business confidence has taken a downward turn due to uncertainty from the looming fiscal cliff and the upcoming presidential election. Economic challenges in Europe and a slowdown in China continue to weigh on gateway markets and a tepid recovery in financial services employment has negatively impacted finance sector-dependent markets like New York. Many corporations have opted to postpone large real estate decisions, looking for short-term solutions until there is more clarity in the macro business environment.

Another trend worth noting is an increased interest in space usage efficiency. Though technology and sales organizations were early adopters of this “new way to work,” traditional professional services sectors like finance and legal are increasingly incorporating these strategies into their workplaces. While potential cost savings is one driving factor, improved technology and mobility, the digitization of the workplace and proven benefits of increased collaboration among the workforce have all contributed to the desire for a more open work environment. While the net result is often a smaller office footprint, achieving the benefits often requires new or renovated space with an open floor plan and sufficient square footage to support both casual and formal collaboration.

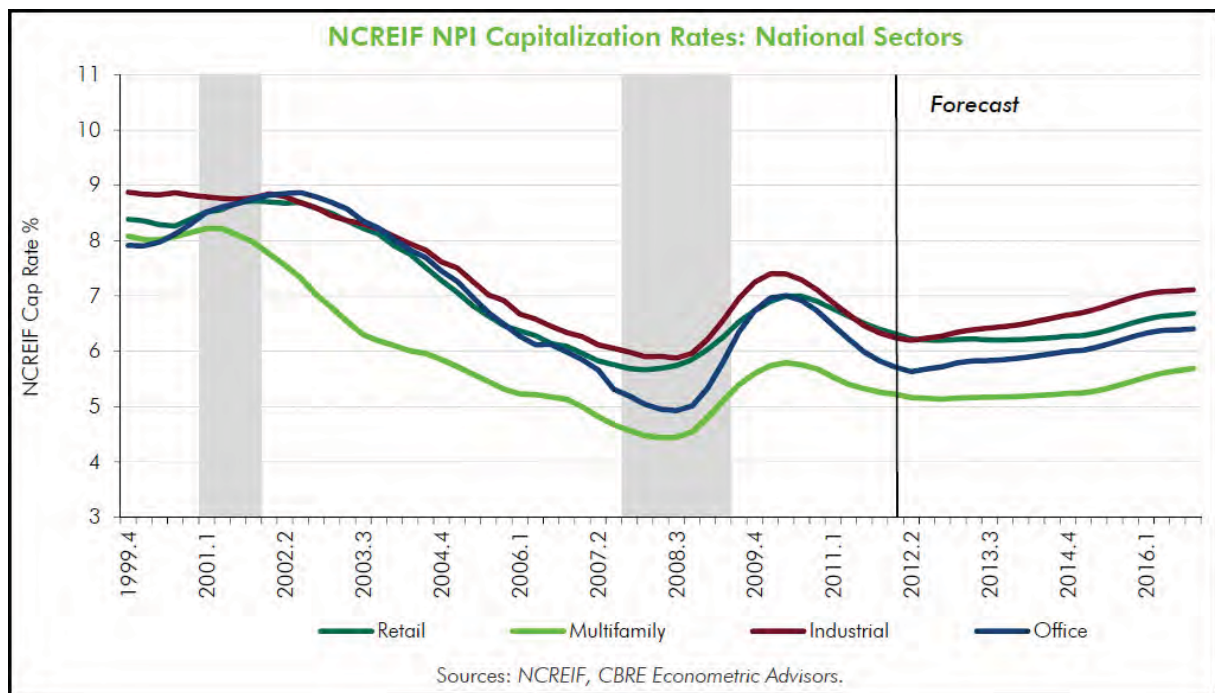
Construction activity throughout the U.S. remains low. As a result, any improvement in office-using employment will have a more direct positive impact on vacancy levels. While the construction pipeline in certain markets is starting to fill in, an anchor tenant or proven market demand is often required to begin construction. The completion percentage forecast for the U.S. remains well below the historic average for the next two to five years.



Source: CBRE Econometric Advisors.

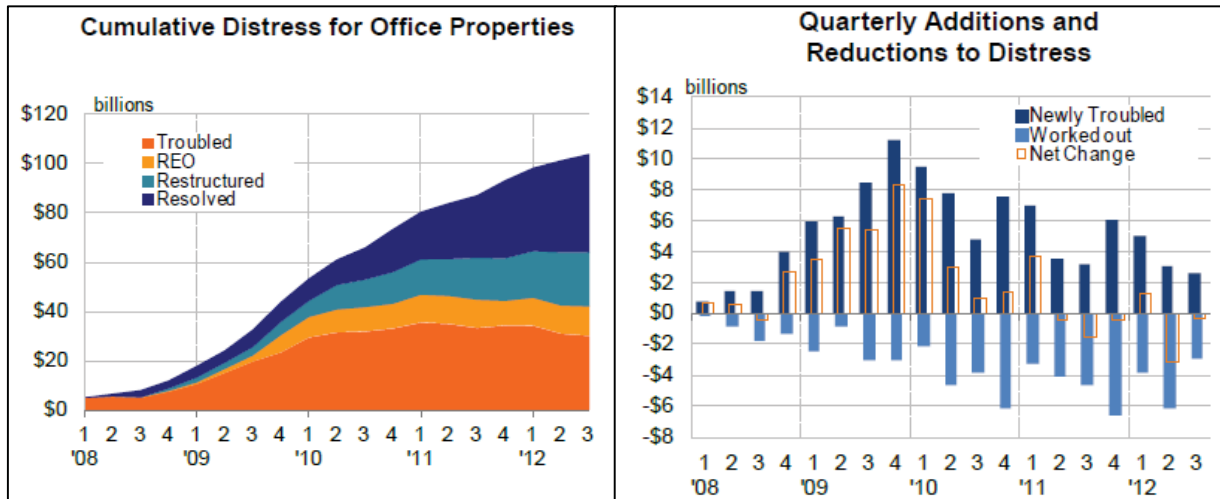
Property Values

The continuing ultra-low interest rate environment, along with a recovery in debt and modest compression in risk premiums, will keep capitalization rates largely flat over the next 2 years. Markets with strong fundamentals should see continued but modest cap rate compression. However, as interest rates start to adjust upward in response to stronger economic growth and the ensuing inflationary pressures, cap rates will slowly trend up, tapering off at levels some 50bps to 90bps higher than today's. We expect this adjustment to begin around 2014Q4.



Distressed Office Market

The following summary is provided by Real Capital Analytics:



Defaults and transfers to special servicing of loans for office buildings, while slowing, totaled a significant \$2.6b in Q3'12. Most of the newly distressed situations are resulting from maturity defaults of CMBS loans. Workout activity slowed to \$2.9b in Q3'12 resulting in a small decline in outstanding distress. Year-to-date outflows have exceeded inflows by \$2.5b. Throughout the cycle, a total of \$101.2b of office properties has become distressed and, to date, 57% of that total has been resolved. Banks and other lenders are much farther along at working out distressed situations while just 46% of distressed CMBS loans have been resolved.

At the end of Q3'12, a total of \$42.0b of mortgages on office property remained distressed with \$30.0b in the workout process and \$12.0b converted to REO. Throughout the cycle, a total of \$104.2b of office property has become distressed and to date, 59% of that total has been resolved. Banks and other lenders are much farther along at working out distressed situations while just 50% of distressed CMBS loans have been resolved.

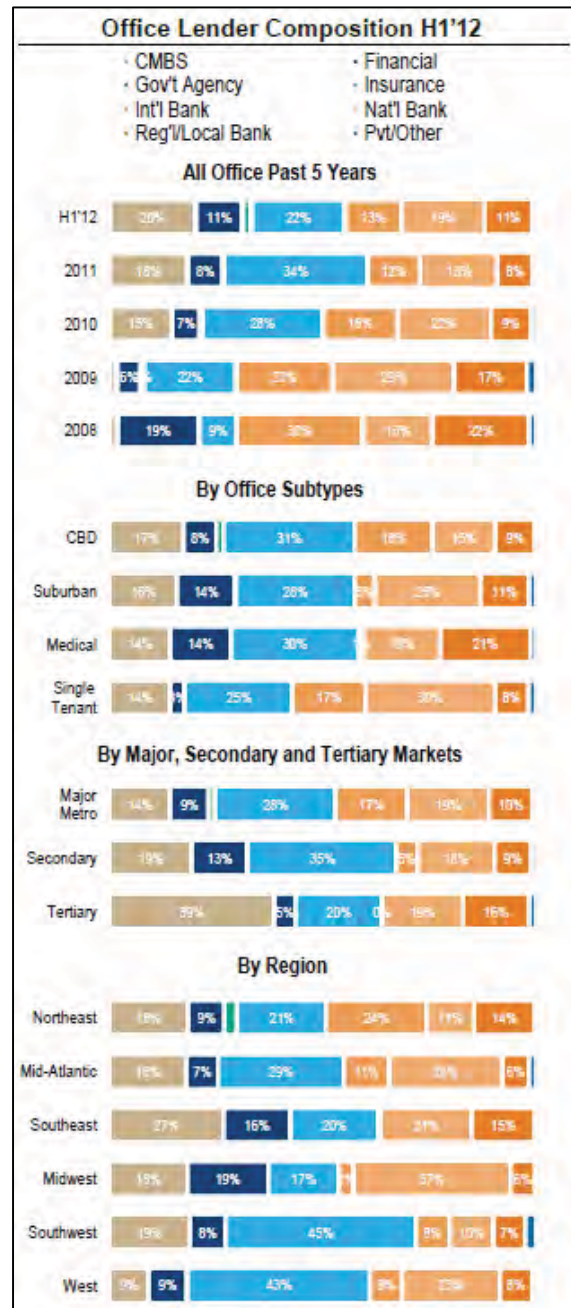
Capital Markets

Real Capital Analytics Lender Comparison

The office sector has the most diverse group of lenders among the property types, but most remain cautious in terms of markets and asset quality. Consequently, stabilized, core offices in major markets are benefiting from competition among lenders while financing for other properties and markets can be challenging.

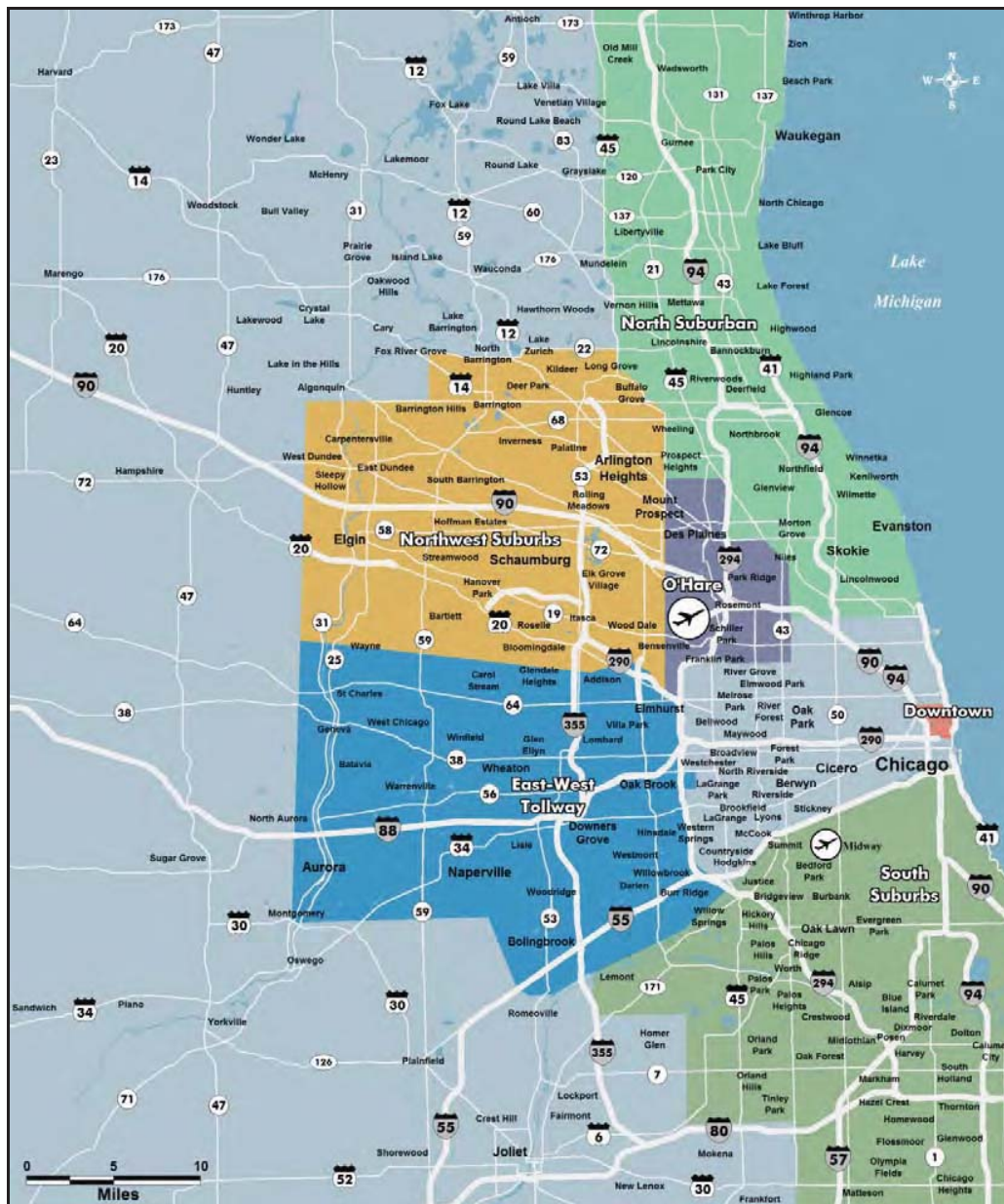
Insurance companies and foreign banks are considerably more active in the office sector, accounting for just under half of originations in 2011, giving the sector an advantage over other property types. However, they are also the lenders that are the most selective in terms of quality and markets. This can be largely seen by the overwhelming majority of CBD lending from insurers compared to the other capital sources.

CMBS conduits are willing to lend in a greater variety of markets and dominated originations in markets such as Pittsburgh, Cleveland, Memphis, Salt Lake City and most tertiary markets. CMBS is also proving adept at financing the largest, most prime properties such as 9 West 57th and 7 World Trade, that can be too big for insurers or have other complicating factors. CMBS more than doubled its share of lending in the office sector and accounted for 17% of all office originations last year. Most of that activity was concentrated in the first half of the year when CMBS loans accounted for almost a quarter of originations before volatility in the financial markets forced the conduits to curb their activity. So far in 2012, CMBS originations and issuance has exceeded market expectations.



CHICAGO OFFICE MARKET

The Chicago metropolitan area is the third largest office market tracked by CBRE and the largest in the Midwest. With a total population of 8.84 million people, the area is consistently one of the strongest markets nationally. The strength of the overall commercial real estate market is a result of the diversity and stability of the business base combined with the fact that the average per capita income of the area is approximately 15% above the national average with total employment at approximately 4.06 million workers. For these reasons Chicago attracts preeminent businesses from across the Midwest, nation and globe to their highly skilled and educated workforce. The map below displays the overall Chicago market and boundaries for each of the area submarkets



The mid-continent location and accessibility via both land and water have helped establish Chicago as the nation's central hub. Historically Chicago attracted concentrated core of traditional manufacturing companies, and more recently these have been complemented by market leaders in the legal, financial, banking, and high-tech industries. These forces have combined to fuel the Chicago metropolitan markets expansion over the last several decades. The city also enjoys one of the finest transportation systems of any urban area and a highly skilled labor pool. An extensive urban infrastructure with a highly efficient distribution / transportation system linking suppliers and customers further supports Chicago's position as one of the nation's most important business centers.

THIRD QUARTER CHICAGO OFFICE MARKET SUMMARY

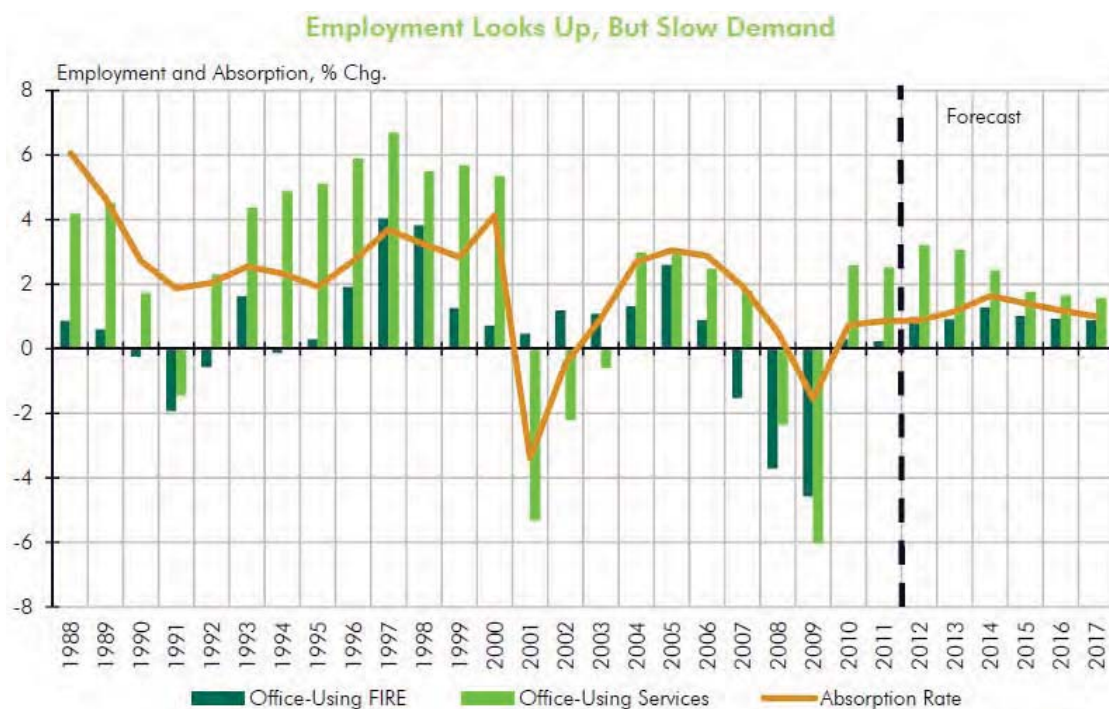
The Chicago metropolitan area has an office inventory of roughly 239.2 million square feet. The CBD office segment accounts for approximately 128.55 million square feet or 53.7% of the region's inventory. The suburban market includes 110.67 million square feet representing 46.3% of the overall office market. The following table provides a summary of the Chicago office market including each submarket and their respective inventories and vacancy rates.

CHICAGO OFFICE MARKET OVERVIEW						
THIRD QUARTER 2012						
Submarket	Inventory SF	Direct Vacant SF	Available SF Sublease	% Vacant Direct	% Vacant Inc. Sublease	Vacancy Chng. Prior Qtr.
Downtown						
Central Loop	41,099,407	5,362,820	421,350	13.0%	14.1%	Decreasing
East Loop	24,413,552	4,150,207	178,004	17.0%	17.7%	Increasing
North Michigan Ave	11,912,173	1,901,200	84,933	16.0%	16.7%	Decreasing
River North	7,178,307	321,961	335,710	4.5%	9.2%	Decreasing
West Loop	43,941,567	5,962,684	329,293	13.6%	14.3%	Decreasing
Total Downtown	128,545,006	17,698,872	1,349,290	13.8%	14.8%	Increasing
Suburban						
*North Suburban	23,753,024	4,424,704	278,700	18.6%	1.2%	Decreasing
Northwest Suburbs	28,092,191	7,193,550	201,466	25.6%	0.7%	Decreasing
O'Hare	13,756,027	2,936,328	142,128	21.3%	1.0%	Decreasing
East-West Tollway	41,518,199	7,778,062	559,418	18.7%	1.3%	Decreasing
West Cook	1,098,104	399,888	35	36.4%	0.0%	Increasing
South Suburbs	2,453,729	634,574	0	25.9%	0.0%	Increasing
Total Suburbs	110,671,274	23,367,106	1,181,747	21.1%	1.1%	Decreasing
Total MSA	239,216,280	41,065,978	2,531,037	17.2%	1.1%	Decreasing

CBRE

Chicago Market Forecast

The fate of the office market recovery, be it capital markets or underlying fundamentals, hinges largely on the ability of business owners to rebuild their payrolls. A full recovery to pre-recession peak is critical to more sustained leasing and demand trends. In the broader economy this has been the source of much consternation, as the labor market remains weak—both by measures of hiring and an elevated unemployment rate. For those industries that comprise our office-using employment index, the recovery has been more robust, and while one could argue it has also been slow by historical standards, hiring among firms in this group has far outpaced other industries such as manufacturing and construction.



Sources: CBRE Econometric Advisors and Bureau of Labor Statistics.

We anticipate an up-shift in the demand for space concomitant with a complete job market recovery toward the end of next year, but even then we are likely to see growth that is moderate and steady, rather than the outsized gains experienced during the late 1990s. We anticipate that net absorption will track near 1.2% on an average annual basis over the next two years—about half a percentage point below trend, as measured from 1990. The lack of more significant demand is a function of slowing labor force growth and an aging population, which will support slower steady-state job creation over a longer-term forecast horizon. Moreover, increases in technology and an industry push to establish greater workplace efficiencies are also likely to generate a lower square foot-per-worker allocation and require less space to house workers.

Annual History and Forecast

Presented below is our six-year forecast for the Chicago office market. Historical measures are provided back to 1990. Forecasted figures for new supply are based on projects known to be currently under construction.

Our outlook remains largely unchanged from a quarter ago. The office market continues to move forward at a deliberate pace and is tracking closely with the economy. The labor market is providing enough support to landlords who continue to rebuild occupancy that was lost during the downturn. We are seeing progress, but more work needs to be done. Over the next 12 to 18 months, the job market will reach its pre-recession peak and will begin to expand once again, which will help to boost demand and draw the vacancy rate down to a more tenable level.

Moderate Recovery Remains on Track

Year	Office-using Fin. Act. (Jobs x 1000)	Office-using Services (Jobs x 1000)	Stock (SF x 1000)	Completions (SF x 1000)	Vacancy Rate (%)	Net Absorption (SF x 1000)	TW Rent Index (\$/SF)	TW Rent Inflation (%)
1990	3,993.20	7,575.40	2,629,667	88,515	19.20	58,309	19.94	0.00
1991	3,915.90	7,465.80	2,678,795	49,128	19.20	31,135	18.97	-4.90
1992	3,893.60	7,637.50	2,713,247	34,452	18.60	39,260	18.05	-4.90
1993	3,956.90	7,971.40	2,722,019	8,772	16.80	55,382	18.05	0.00
1994	3,951.60	8,359.20	2,729,695	7,676	15.10	51,215	18.67	3.40
1995	3,963.50	8,786.70	2,740,141	10,446	13.80	45,053	19.51	4.50
1996	4,039.30	9,304.40	2,757,167	17,026	12.00	63,135	20.75	6.40
1997	4,201.70	9,928.30	2,789,084	31,917	9.80	91,432	22.61	9.00
1998	4,362.70	10,474.00	2,847,809	58,725	8.80	79,848	24.48	8.30
1999	4,418.10	11,068.90	2,947,991	100,182	9.40	73,043	26.10	6.60
2000	4,449.50	11,659.80	3,039,750	91,759	8.50	111,081	28.97	11.00
2001	4,470.40	11,039.60	3,127,955	88,205	14.10	-94,886	27.83	-3.90
2002	4,523.00	10,796.70	3,199,033	71,078	16.40	-14,982	25.84	-7.20
2003	4,572.00	10,733.30	3,240,599	41,566	16.70	25,962	23.97	-7.20
2004	4,632.30	11,052.20	3,272,767	32,168	15.30	72,488	23.49	-2.00
2005	4,752.60	11,376.20	3,309,972	37,205	13.70	86,482	24.84	5.70
2006	4,795.40	11,658.20	3,362,384	52,412	12.60	82,845	26.98	8.60
2007	4,721.50	11,868.20	3,427,721	65,337	12.60	56,050	29.64	9.90
2008	4,546.30	11,588.60	3,505,435	77,714	14.10	13,331	30.75	3.70
2009	4,337.70	10,889.80	3,554,848	49,413	16.60	-44,057	26.97	-12.30
2010	4,350.40	11,170.80	3,576,574	21,726	16.50	20,152	25.74	-4.60
2011	4,360.50	11,452.80	3,585,781	9,207	16.00	26,433	26.54	3.10
2012	4,403.30	11,820.30	3,595,720	9,939	15.50	26,274	27.44	3.40
2013	4,443.80	12,183.30	3,611,404	15,684	14.90	35,093	28.41	3.50
2014	4,500.60	12,478.10	3,623,671	12,269	13.80	47,899	29.66	4.40
2015	4,546.30	12,696.60	3,645,029	21,349	13.10	44,233	31.20	5.20
2016	4,587.90	12,906.00	3,671,420	26,393	12.70	37,138	32.60	4.50
2017	4,628.30	13,107.80	3,703,798	32,383	12.60	33,792	33.92	4.00

Source: CBRE-EA Office Outlook, Q3 2012.

We continue to expect the office market to be back on track by mid-decade, generating consistent rent growth. Stable growth coupled with a low-interest-rate environment will set the stage for a more buoyant investment market—particularly over the long run, as office markets will once again support returns that should remain favorable relative to the risk-free rate and as a long-term hedge to inflation.

CONCLUSION

As leasing and demand have remained steady—if not slow by historical standards—the office vacancy rate has also experienced a similar decline and, at 15.5%, is low enough to stabilize office rents. Over the past two years, the office market has recorded average annual rent growth of 2.1%—a vast improvement over the correction that caused rents to decline by 17.1% peak-to-trough, but still not enough to keep up with rate of inflation. Although the balance of pricing power is beginning to shift, we continue to see landlords struggle to push rental increases in most markets.

Though Chicago's rent performance has outperformed the nation during the nascent recovery, the local economy and job growth has underperformed. As of Q3 2012, total employment in the Chicago area remains 5.1% below the pre-recession peak compared to 3.8% for the nation. According to CBRE EA's Office Outlook "The Economy" report, the local construction, retail trade, information, government, and financial sectors have continued to shed jobs over the last twelve months. The office-using professional and business services sector has done much better, however, with year-on-year payroll growth of 3.9% as social media companies like Groupon, Facebook, and LinkedIn expanded their local headcounts amid continued cuts in other sectors.

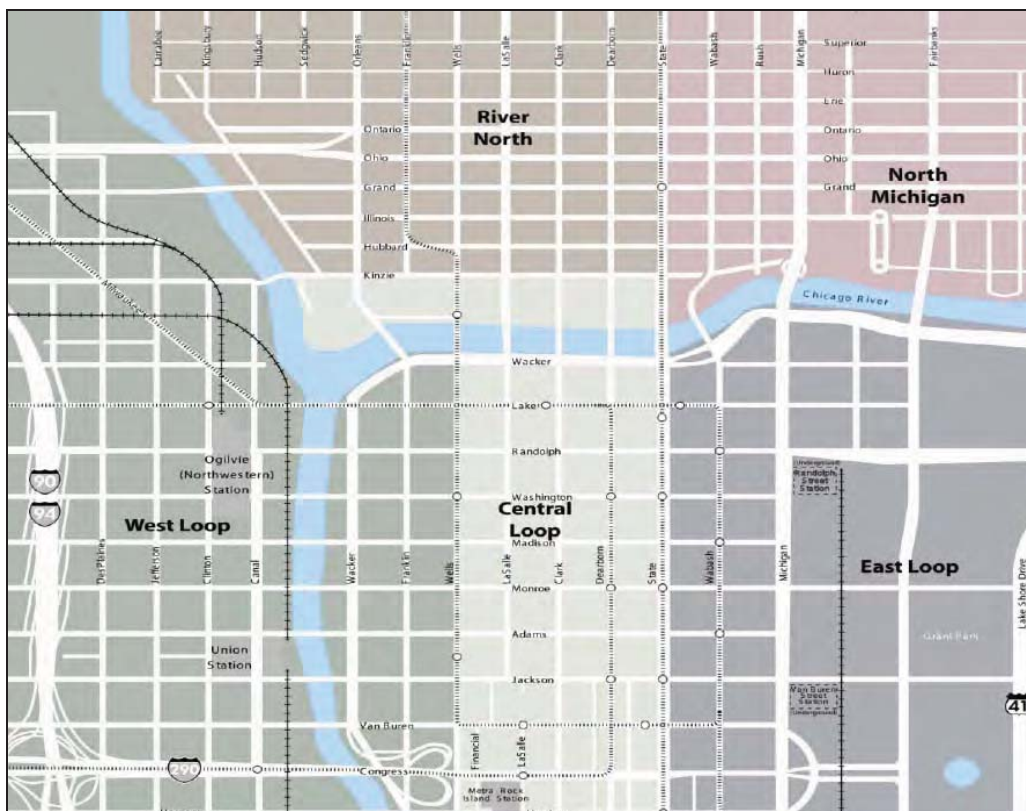
Regardless of the recent struggles of the local economy, investment interest for Chicago's office assets remains strong. Being the third largest office market in the country, Chicago continues to be a favored destination for U.S. and foreign investors. According to CBRE EA's Office Outlook "Capital Markets" report, office investment sales in the first quarter totaled \$850 million, slightly higher than the quarterly average of the previous two years. There are, however, downside risks for real estate investors in Chicago. The state budget deficit, fueled by local healthcare costs and unfunded pension liabilities, could act as an economic headwind. Also, American Airlines, one of the largest employers in the area, earlier this year announced plans to cut 15% of its workforce. Investors can look to Chicago's diverse economy and the recent payroll growth at companies providing high-tech and professional and business services to counter these headwinds and ensure that office market improvements continue in the years ahead.

CHICAGO CBD OFFICE

Recent decisions by major corporations to move or maintain their headquarters in the Chicago CBD exemplify Chicago's business influence. Chicago is able to offer a strong and diverse economic base, with over 400 major corporations headquartered in the Chicago MSA. The distribution of jobs among various industries provides additional diversity, with no sector of the Chicago economy accounting for more than a 15% share. Chicago is second only to New York as a home to 28 Fortune 500 companies. With 4.6 million employees and a gross regional product exceeding \$480 billion, Chicago's economy is larger than most countries, ranking 22nd globally.

The draw these factors have on business within Chicago has made the CBD a very desirable location for business and thus one of the nation's premier office markets. The importance of the "24-hour" live, work, play lifestyle is becoming ever more a factor for top companies attracting young talent. For the Chicago office market this factor is set to further accelerate the office market in the coming years given that, according to Claritas, Chicago has the youngest median age of the top 5 US investment markets and a highly educated workforce.

The following map shows the boundaries for submarkets within the CBD market.



The CBD office segment accounts for approximately 128.55 million square feet or 53.7% of the region's inventory. The market experienced nine years of strong demand from tenants from 1992 to 2000, with vacancy reaching a low of 8% in mid 2000. Economic factors during 2002 and 2003, in addition to 3.7 million rentable square feet of new development, resulted in a softening in the CBD office market. Leasing activity increased steadily from 2004 through 2008. During that time, the CBD office market absorbed over 11 million square feet of space. The effects of the most recent recession are still felt in Chicago; however there is sound momentum of increasing demand and market growth in the coming years as both the Chicago and US economy get back on more solid footing.

The following table provides a summary of the Chicago office market including each submarket and their respective inventories and vacancy rates.

CHICAGO CBD MARKET								
THIRD QUARTER 2012								
Submarket	Buildings	Base SF	Direct Vacant	Sublease Vacant	Overall Vacant	Direct Vacant %	Sublease Vacant %	Overall Vacant %
Central Loop	81	41,099,407	5,362,820	421,350	5,784,170	13.0%	1.0%	14.1%
Class A	14	15,336,350	1,333,325	182,294	1,515,619	8.7%	1.2%	9.9%
Class B	31	17,796,363	2,895,722	214,070	3,109,792	16.3%	1.2%	17.5%
Class C	36	7,966,694	1,133,773	24,986	1,158,759	14.2%	0.3%	14.5%
East Loop	52	24,413,552	4,150,207	178,004	4,328,211	17.0%	0.7%	17.7%
Class A	3	5,368,236	1,000,902	76,030	1,076,932	18.6%	1.4%	20.1%
Class B	14	11,719,270	1,996,815	77,811	2,074,626	17.0%	0.7%	17.7%
Class C	35	7,326,046	1,152,490	24,163	1,176,653	15.7%	0.3%	16.1%
North Michigan Ave.	36	11,912,173	1,901,200	84,933	1,986,133	16.0%	0.7%	16.7%
Class A	9	5,706,188	1,113,102	40,444	1,153,546	19.5%	0.7%	20.2%
Class B	18	5,118,672	605,693	44,489	650,182	11.8%	0.9%	12.7%
Class C	9	1,087,313	182,405	0	182,405	16.8%	0.0%	16.8%
River North	42	7,178,307	321,961	335,710	657,671	4.5%	4.7%	9.2%
Class A	1	382,436	1,155	0	1,155	0.3%	0.0%	0.3%
Class B	6	4,526,592	178,997	331,010	510,007	4.0%	7.3%	11.3%
Class C	35	2,269,279	141,809	4,700	146,509	6.2%	0.2%	6.5%
West Loop	73	43,941,567	5,962,684	329,293	6,291,977	13.6%	0.7%	14.3%
Class A	24	24,294,341	3,387,205	224,225	3,611,430	13.9%	0.9%	14.9%
Class B	25	15,658,161	2,080,852	50,280	2,131,132	13.3%	0.3%	13.6%
Class C	24	3,989,065	494,627	34,788	529,415	12.4%	0.9%	13.3%
Overall Downtown	284	128,545,006	17,698,872	1,349,290	19,048,162	13.8%	1.0%	14.8%
Class A	51	51,087,551	6,835,689	542,993	7,378,682	13.4%	1.1%	14.4%
Class B	94	54,819,058	7,758,079	717,660	8,475,739	14.2%	1.3%	15.5%
Class C	139	22,638,397	3,105,104	88,637	3,193,741	13.7%	0.4%	14.1%

CBRE

Approximately 17.7 million square feet of direct vacant space is available in the CBD market, resulting in a direct vacancy rate of 13.8%, up 0.2% from second quarter 2012, but still below the fourth quarter 2011 vacancy rate of 14.0%. The Class A and B direct vacancy rates are currently 13.4% and 14.2% respectively. Including sublease space, the overall vacancy rate was 14.8% in the second quarter for the overall CBD market, unchanged from second quarter. The continuing trend of

declining vacancy rates within the CBD is expected to continue the trend moving through 2012 and 2013.

The following chart presents the historical direct vacancy level for the CBD submarkets since 1996. As seen, the Central Loop submarket has historically remained at the low end of the range of overall vacancy levels for CBD submarkets.

CHICAGO CBD OFFICE VACANCY DETAIL THIRD QUARTER 2012

Year	Inventory	Overall	Central Loop	East Loop	North Michigan Ave.	River North	West Loop
1997	107,605,676	11.4%	13.0%	19.5%	13.4%	7.8%	10.6%
1998	106,996,544	10.6%	10.3%	18.1%	8.0%	6.4%	6.8%
1999	105,978,152	9.3%	8.4%	15.5%	7.7%	5.5%	7.0%
2000	107,638,039	8.2%	8.1%	11.1%	7.3%	8.2%	6.7%
2001	110,594,007	10.0%	7.4%	11.2%	7.9%	26.1%	11.7%
2002	112,227,007	12.9%	12.7%	12.8%	8.2%	23.2%	13.8%
2003	117,219,093	13.5%	14.3%	13.4%	9.0%	28.5%	12.0%
2004	116,666,178	14.7%	14.3%	16.4%	11.9%	24.9%	13.6%
2005	119,014,440	16.0%	13.2%	17.7%	13.5%	25.2%	17.5%
2006	119,974,902	13.8%	10.0%	16.3%	11.5%	15.7%	10.8%
2007	120,509,916	11.3%	10.7%	13.8%	11.4%	12.0%	10.4%
2008	121,519,677	10.9%	10.3%	11.9%	9.6%	9.4%	11.2%
2009	125,158,032	13.8%	12.6%	14.7%	13.4%	10.3%	14.9%
2010	127,317,292	15.0%	13.3%	18.2%	15.7%	9.5%	15.3%
2011.1	127,317,292	14.9%	13.3%	17.8%	15.8%	9.0%	15.2%
2011.2	127,317,292	14.5%	13.5%	17.0%	16.1%	7.7%	14.4%
2011.3	127,317,292	14.3%	13.2%	17.1%	16.6%	5.7%	14.1%
2011.4	127,317,292	14.0%	13.1%	16.6%	16.5%	6.4%	13.5%
2012.1	127,317,292	13.6%	13.1%	14.6%	17.6%	5.9%	13.7%
2012.2	128,545,006	13.6%	13.2%	15.3%	17.3%	5.0%	13.3%
2012.3	128,545,006	13.8%	13.0%	17.0%	16.0%	4.5%	13.6%
Rolling 10-yr. Avg.		13.6%	12.5%	15.2%	12.1%	16.5%	13.3%
Δ BPS prior Qtr.		(17)	5	(240)	164	141	13
Δ BPS YTD		23	5	(40)	54	191	(7)

Further evidence of a recovering market, gross asking rental rates continue to increase – edging up from \$32.36 in the second quarter to \$32.70 in the third quarter. This increase was primarily due to the rise in Class B rates to \$31.52 from \$31.02 last quarter, reflecting the decrease in vacancy rates and the strong positive absorption that also occurred in Class B. Class A rates, which had been rising over the past six quarters, continued a two-quarter downward slip to \$37.98 from \$38.12 last quarter. However, Class A rates in both the West Loop and River North increased. Landlord's are scaling back significant concession packages and are starting to increase rental rates. This trend has focused more attention on what city and state incentives are available for larger tenants.

The Following chart summarizes gross asking rates among all CBD submarkets by quarter since 2007:

CHICAGO CBD OFFICE RENT DETAIL

THIRD QUARTER 2012

Year	Overall	Central Loop	East Loop	North Michigan Ave.	River North	West Loop
2007	\$31.96	\$30.06	\$28.32	\$33.39	\$22.90	\$36.03
2008	\$32.82	\$30.71	\$30.46	\$34.64	\$24.85	\$35.85
2009	\$31.80	\$30.49	\$30.11	\$34.93	\$22.47	\$33.79
2010	\$31.69	\$31.11	\$30.14	\$33.17	\$22.35	\$33.38
2011.1	\$31.72	\$30.68	\$29.86	\$33.04	\$22.29	\$34.06
2011.2	\$31.82	\$30.69	\$29.90	\$33.03	\$21.75	\$34.24
2011.3	\$31.98	\$31.22	\$29.90	\$32.90	\$22.09	\$34.23
2011.4	\$32.30	\$31.06	\$30.70	\$33.22	\$22.19	\$34.96
2012.1	\$32.26	\$31.08	\$30.06	\$34.65	\$26.63	\$34.53
2012.2	\$32.36	\$31.16	\$30.55	\$34.44	\$26.75	\$34.48
2012.3	\$32.70	\$31.29	\$31.14	\$34.46	\$28.71	\$34.66
YOY Change	\$0.54	\$0.47	\$0.65	\$1.41	\$5.00	\$0.24
% Change YOY	1.7%	1.5%	2.2%	4.3%	23.0%	0.7%
CBRE						

The following chart displays the historical net absorption for all CBD office submarkets since 1996. Notably all submarkets with the exception of River North saw positive numbers to close 2011. Although this is an improvement for the CBD market, there is still remaining slack that needs to be absorbed before significant upward rent pressure can take place.

**CHICAGO CBD OFFICE MARKET
HISTORICAL NET ABSORPTION**

Year	CBD	Central Loop	East Loop	North Michigan Ave.	River North	West Loop
1996	273,779	(455,562)	115,854	159,232	13,457	440,798
1997	1,805,687	1,557,393	(181,019)	300,204	65,062	64,047
1998	2,936,523	1,186,331	330,946	406,460	32,219	980,567
1999	537,825	49,737	85,398	117,341	9,907	275,442
2000	2,728,215	1,143,768	778,918	51,015	328,784	425,730
2001	711,413	288,238	(13,177)	(71,289)	351,761	155,880
2002	(2,474,369)	(2,359,046)	(337,327)	(39,983)	126,915	135,072
2003	(534,750)	(397,422)	(341,765)	(102,069)	(256,581)	563,087
2004	(832,651)	102,490	(973,985)	(171,185)	250,742	(40,713)
2005	273,641	279,344	(344,350)	38,115	79,932	220,600
2006	1,761,151	396,993	313,773	(42,080)	233,452	859,013
2007	2,516,653	588,196	387,512	287,872	203,071	1,050,002
2008	321,480	255,475	479,956	(81,907)	126,490	(458,534)
1Q 2009	253,431	739,603	4,036	22,404	(85,489)	(427,123)
2Q 2009	(359,606)	103,316	(287,882)	(61,180)	57,282	(171,142)
3Q 2009	(514,019)	(335,071)	(76,776)	(55,066)	18,819	(65,925)
4Q 2009	112,720	749,488	(108,668)	(405,487)	(28,369)	(94,244)
2009	(507,474)	1,257,336	(469,290)	(499,329)	(37,757)	(758,434)
1Q 2010	(704,543)	(83,509)	(127,770)	(82,495)	(38,632)	(372,137)
2Q 2010	(140,672)	(14,384)	(53,448)	(130,154)	19,308	38,006
3Q 2010	(796,067)	(39,151)	(112,644)	(271,832)	(13,833)	(358,607)
4Q 2010	216,083	(28,935)	(78,641)	(2,211)	61,637	264,233
2010	(1,425,199)	(165,979)	(372,503)	(486,692)	28,480	(428,505)
1Q 2011	145,773	16,472	73,233	(11,385)	26,430	41,023
2Q 2011	549,090	(28,524)	188,475	(35,777)	61,683	363,233
3Q 2011	192,976	66,025	(16,655)	(60,759)	89,606	114,759
4Q 2011	420,973	49,363	108,024	10,336	(28,890)	282,140
2011	1,308,812	103,336	353,077	(97,585)	148,829	801,155
1Q 2012	287,945	114,222	297,078	(122,876)	84,530	(85,009)
2Q 2012	37,360	(49,739)	(180,197)	34,736	68,948	165,612
3Q 2012	(263,031)	63,444	(409,454)	155,147	36,002	(108,170)
YTD 2012	62,274	127,927	(294,573)	67,007	189,480	(27,567)
CBRE						

Third Quarter 2012 Chicago CBD Office Summary

During the third quarter 2012, the momentum of activity in the Chicago Central Business District (CBD) office market slowed from previous periods. However, this quarter marked the end of an eighth straight quarter of positive absorption with decreasing or stable direct vacancy rates. Quarterly absorption was the negative for the first time since the third quarter, 2010 at (-263,031) square feet, bringing the year-to-date total to 62,274 square feet.

The minimal positive absorption occurred in Class A and B properties and just exceeded the negative absorption exhibited in Class C buildings. Similar to previous quarters, several companies relocated within the CBD with a few taking the opportunity to move to higher quality buildings. Crain's Communications, Johnson Publishing, and Roosevelt University all vacated Class C buildings for Class B or their own newly constructed building (as in the case of Roosevelt).

The CBD experienced fewer large leases this quarter, with the only one greater than 100,000 square feet being Salesforce.com's new lease for 116,000 square feet. Of late, the interval for the lender approval process has lengthened, resulting in a delay in closings and a lag in leasing activity. With several larger deals nearing completion, activity is expected to pick up momentum over the second half of the year. In spite of this slowdown, the number of leases for the first half of 2012 in the mid-to-large size range (over 30,000 square feet) has continued to steadily increase as compared to recent years. Additionally, in anticipation of increased activity, River Point, the first new construction building since 2010, was announced and is set to break ground by the end of the year.

The direct vacancy rate increased 0.2% from last quarter to 13.8%. In contrast with the first quarter, the East Loop exhibited the largest rise in direct vacancy to 16.0% from 15.3% last quarter due to the large, Class C negative absorption as several tenants relocated to higher-quality buildings. The sublease rate again had a slight decrease of 10 basis points to 1.2% with just over 1.5 million square feet available, the lowest level since the third quarter, 2008.

Gross weighted asking rates saw a moderate increase to \$32.36 per square-foot from first quarter's \$32.26, although rates still remain below the peak of \$33.08 in the third quarter, 2008. The market remains divided with select landlords maintaining asking rates steady and scaling back concessions while others are more aggressively seeking out and offering deals at competitive asking rates

Investment Sales Activity

Owners are increasingly interested in bringing buildings to market while investment capital is still plentiful and as long as they are able to achieve their sales objectives. In addition, owners are now selling assets at lower occupancy thresholds hoping to take advantage of current buyer interest. Several buildings being marketed for sale have occupancy rates that have dipped into the 80% range including 181 W Madison at 85% and 1 S Wacker at 81%. Investors are once again making decisions based on the assumption that market fundamentals will continue to improve. Demand for

core, trophy assets at one end of the spectrum and value-add on the other have both been particularly strong.

An additional three buildings closed this quarter for a total of 2.7 million square feet (200 N LaSalle, 120 N Michigan, and 141 W Jackson North & South), bringing total sales for the year to eight buildings. An additional four buildings are under contract. As more confidence surrounds the investment sales market, more trades are expected to occur especially as underwriting assumptions continue to improve.

Proposed and Planned Additions

Two Chicago CBD constructions have been approved in 2012. On November 7, 2012 the City of Chicago approved the construction of 625 West Adams Street, a 20-story 490,000 square foot Class A office building in the West Loop. The building is being developed by The Alter Group in partnership with White Oak Realty Partners LLC. The site is currently a parking lot at the southeast corner of Adams and Des Plaines streets. The building will be located within walking distance of the Ogilvie Transportation Center and Union Station. Included in this construction project will be a 400-car parking garage, a conference center for up to 800 people, a fitness center, and exterior terraces on the 7th and 20th floors. The construction announcement comes at a time when several major tenants are looking for substantial space in a top-quality building. The building is designed by Martin Wolf, FAIA with Solomon Cordwell Buenz and Associates of Chicago. The construction will be submitted for LEED certification upon completion.

River Point, announced second quarter, is the first new construction building in two years and is set to break ground by the end of the year with completion expected in 2016. It will be a completely speculative building located in the West Loop. Typical tenants that might be attracted to new construction, such as law firms, do not yet appear willing to pay the higher asking rates, particularly when there are still less expensive alternatives available in the market. However, as the quality large blocks of Class A space continue to decrease, these sentiments may change. Currently, there are 11 blocks of Class A space over 100,000 square feet available, with only six over the 20th floor. Additionally, with several larger tenants having their leases expire in 2016 and 2017, there is expected to be growing enthusiasm as construction commences. An additional plan, Wolf Point, was also announced, but the office towers of that project are not expected to start construction for a few

The past several years have been filled with a myriad of proposed office developments within the Chicago CBD. However the continuation of a sluggish market recovery combined with the lack of financing available for such development has largely kept major office projects from getting underway. In May 2012 Hines Interests LP announced that they were going to break ground on a new 45-story 900,000 square foot, Loop office tower. The joint venture of Hines and the Canadian real estate company of Ivanhoe Cambridge would be the first office development within the CBD since 353 N LaSalle Street was completed in late 2009 and the first speculative (zero percent pre-leased)

development in the city since John Buck and Company developed the UBS Tower at 1 North Wacker which was delivered in 2000. The project was helped off the ground by a 29 million dollar TIF which will be used to develop the 1.5-acre public park which will be situated between the tower and the banks of the Chicago River.

Large space users and office brokers are becoming very focused on meeting the demands of mid and large sized space user's needs in the coming years with the ever shrinking amount of contiguous space within the CBD. This is especially within the Class A spaces. These facts combined with the projections of stronger sustained job growth in the coming years have provided the foundation for many other office proposals. In addition to the Hines-Ivanhoe venture which now appears to be taking shape, the following section summarizes the proposed additions to the CBD stock.

PROPOSED CHICAGO CBD OFFICES				
Building Name	Address	Submarket	Stories	NRA
Union Station	210 S Canal St	West Loop	26	1,500,000
River Point	444 W Lake St	West Loop	50	1,100,000
301 S Wacker Dr	301 S Wacker Dr	West Loop	41	1,002,807
222 W Randolph St	222 W Randolph St	West Loop	41	991,805
Wacker Plaza	401 S Wacker Dr	West Loop	31	885,304
645 W Madison St	645 W Madison St	West Loop	32	779,047
625 W Monroe	625 W Monroe	West Loop	29	719,186
199 W Monroe	199 W Monroe St	Central Loop	36	695,800
601 W Monroe	601 W Monroe	West Loop	26	642,526
625 W Adams	625 W Adams St	West Loop	20	435,505
108 N Jefferson St	108 N Jefferson St	West Loop	20	366,020
Fulton West	1330 W Fulton St	River West	4	140,000
Total Proposed				9,258,000

Chicago CBD Summary and Forecast

Activity in the third quarter 2012 slowed for the CBD; however, the first half of the year as a whole has continued with the previous trends of positive net absorption and decreasing vacancy rates. Leasing activity is expected to pick up momentum over the second half of the year with several deals near closing. Economic uncertainty remains due to the lack of extensive employment growth and the upcoming elections along with concerns regarding the "financial cliff" and Eurozone crisis. Companies are expected to remain cautious and may defer their decision-making until later this year next year as many are waiting to see how these elements play out over the next several months.

For the remainder of 2012, it is anticipated that the market will continue to improve at the more moderated pace seen this quarter. The role new office construction will play in the near future is bound to have an impact on the market. In the meantime, as no new building has actually broken

ground, the potential for additional positive absorption, increasing asking rates and decreasing vacancy rates should remain strong.

CENTRAL LOOP SUBMARKET



The Central Loop submarket is the second-largest submarket within Chicago. It consists of 41,099,407 square feet of real estate, comprising of 32.0% of the overall downtown market. This submarket also represents 17.2% of the overall Metropolitan market. Industries within the Central Loop are primarily financial services firms, financial institutions, government, law firms, and professional services firms. The Central Loop submarket is one of the most desirable sectors of the CBD because it offers a plethora of riverfront real estate and is conveniently located near major public transportation hubs, including both major train stations.

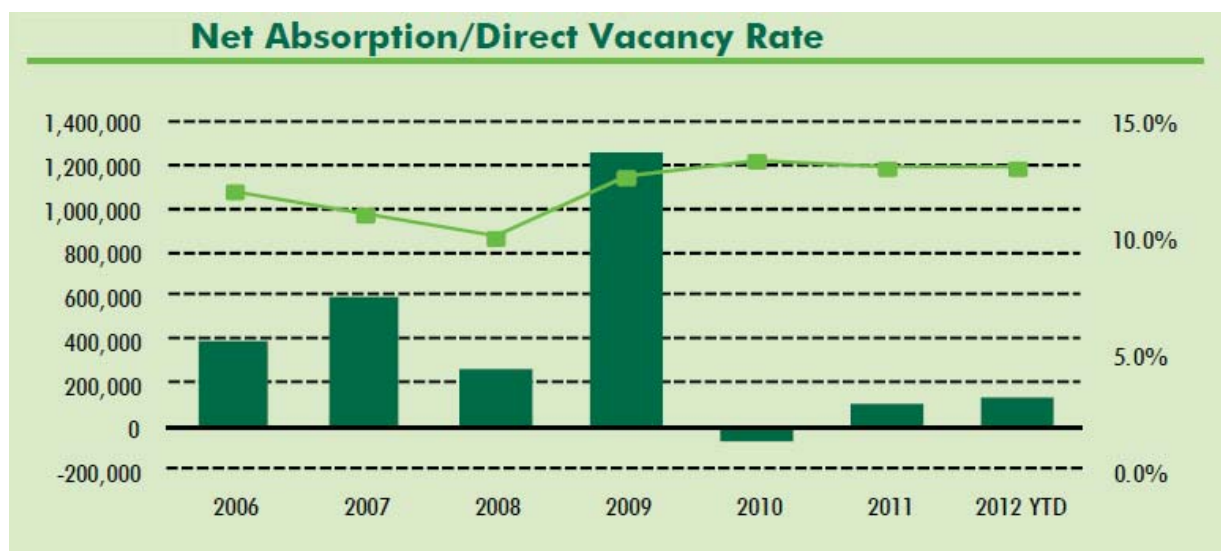
The comparison chart below provides statistics of the Central Loop and the Chicago CBD.

Central Loop Statistics

Submarket	Rentable Building Area SF	Direct Vacant SF	Direct Vacancy Rate (%)	Sublease Vacancy Rate (%)	YTD 2012 Net Absorption	Gross Asking Rates PSF
Central Loop	41,099,407	5,362,820	13.0%	1.0%	127,927	\$31.29
Class A	15,336,350	1,333,325	8.7%	1.2%	67,804	\$38.68
Class B	17,796,363	2,895,722	16.3%	1.2%	(34,760)	\$30.37
Class C	7,966,694	1,133,773	14.2%	0.3%	94,883	\$23.77
CBD	128,545,006	17,698,872	13.8%	1.0%	62,274	\$32.70
Class A	51,087,551	6,835,689	13.4%	1.1%	294,815	\$37.98
Class B	54,819,058	7,758,079	14.2%	1.3%	(319,978)	\$31.39
Class C	22,638,397	3,105,104	13.7%	0.4%	87,437	\$23.60

The 3Q12 Central Loop vacancy rate of 13.0% is slightly lower than that of the CBD with positive 2012 net absorption of 127,927 square feet. 3Q 2012 Average gross asking rent of \$31.29 is third-highest behind West Loop's asking rate of \$34.66 and North Michigan Avenue's asking rate of \$34.46. Class A asking rates (\$38.67) are the second-highest in the CBD behind the West Loop (\$38.91). Central Loop asking rates have increased for the third consecutive quarter this year.

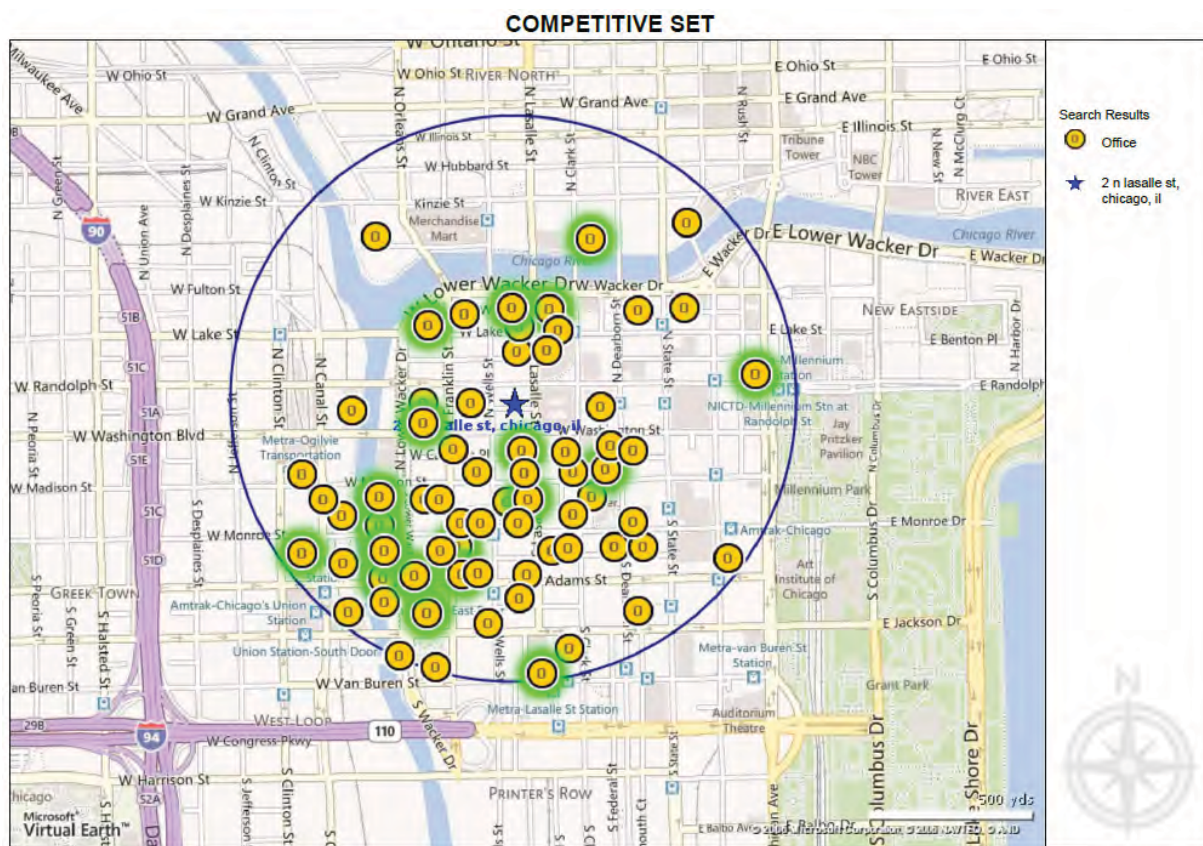
The graph below depicts the quarterly net absorption versus the direct vacancy percentages since the second quarter 2009.

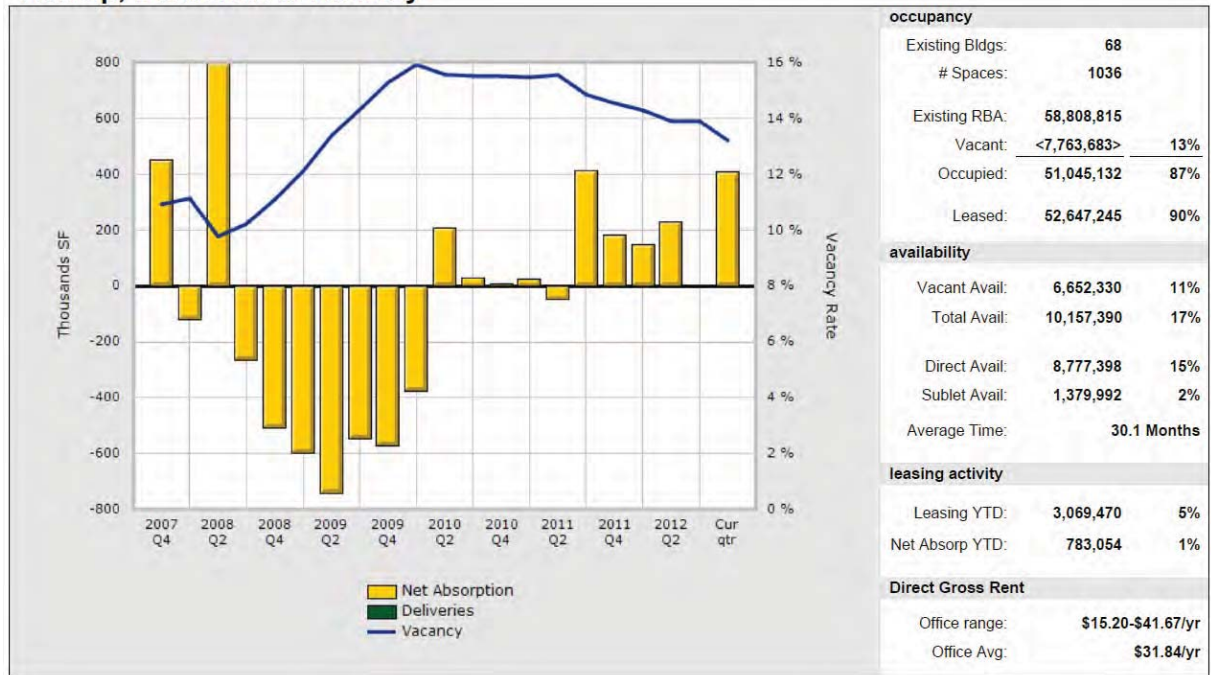


Net absorption for the Central Loop has been predominately positive but tepid since the fourth quarter 2010, evidence of the newly emerging economic recovery. Year-to-date net absorption is up by 75,496 square feet from third quarter 2011. Recent market activity within this submarket includes Perkins Coie at 131 S Dearborn Street for 101,305 square feet, CEDA at 208 S LaSalle Street for 80,000 square feet, Harris & Harris at 111 W Jackson Blvd for 65,164 square feet, and Sheppard Mullin at 70 W Madison Street for 24,886 square feet.

Competitive Set

In order to identify the recent trends within a more confined area around the subject, we have examined the data provided by CoStar, Inc. for the office inventory contained within the subject neighborhood. We have surveyed all Class B multi-tenant office improvements within a 0.5-mile radius of the subject property greater than 250,000 square feet that were built between 1950 and 1990. The following map illustrates where the subject is located (blue star) in relation to 68 of its direct competitors:



Absorp, Deliveries & Vacancy

The current vacancy level of 13.2% is nearly identical to the overall Central Loop submarket level of 13.0% vacancy. Direct Gross rent of these competitive properties ranges from \$19.00-\$60.00 PSF with an average of \$30.69 PSF. The Triple Net range for this competitive set is \$12.00-\$80.00 PSF with an average of \$20.19 PSF.

Asking Rent	Direct			Total		
	# Spcs	Avg	Range	# Spcs	Avg	Range
Full Service Gross	179	\$30.69	\$19.00-\$60.00	218	\$29.08	\$18.00-\$60.00
Modified Gross	7	\$28.85	\$21.60-\$35.00	11	\$24.44	\$19.75-\$35.00
Negotiable	56	\$45.00	\$45.00	107	\$45.00	\$45.00
Net	161	\$19.06	\$12.75-\$70.00	162	\$19.06	\$12.75-\$70.00
TBD	0	-	-	2	-	-
Triple Net	553	\$20.19	\$12.00-\$80.00	555	\$20.19	\$12.00-\$80.00

COMPETITIVE PROPERTIES

Comparable properties have been surveyed in order to identify the occupancy trends within the immediate submarket. The comparable data is summarized in the following table:

SUMMARY OF COMPARABLE OFFICE RENTALS			
Comp. No.	Name	Location	Occupancy
1	181 West Madison Building	181 West Madison Street, Chicago, IL	87%
2	230 West Monroe	230 West Monroe Street, Chicago, IL	88%
3	30 South Wacker Drive	30 South Wacker Drive, Chicago, IL	85%
4	One South Wacker Building	1 South Wacker Drive, Chicago, IL	79%
5	180 North LaSalle	180 N. LaSalle Street, Chicago, IL	86%
6	Madison Plaza	200 West Madison Street, Chicago, IL	90%
7	55 West Monroe Building	55 West Monroe Street, Chicago, IL	74%
8	Chase Plaza	10 S. LaSalle Street, Chicago, IL	98%
Subject	2 North LaSalle Street	2 North LaSalle Street, Chicago, Illinois	90%
Compiled by CBRE			

All of comparable properties surveyed reported occupancy rates of 74% or better, have a combined average of 85% occupancy and all are currently in average to good condition.

SUBJECT ANALYSIS

Tenant Analysis

A brief summary of the key tenants follows:

Neal, Gerber & Eisenberg LLP

According to the company's published information, Neal, Gerber & Eisenberg LLP is a Chicago-based law firm whose lawyers share a culture of teamwork and devotion to personalized client service to advance clients' business interests throughout the U.S. and beyond. Our lawyers provide legal

business solutions to public and private entities of all types in connection with domestic and global business transactions and litigation. Our client base reflects a number of Fortune 100 companies, financial institutions, nonprofits and high net-worth individuals. Although the firm has one office in Chicago, it represents clients throughout the world. A steadfast devotion to our single-office concept ensures that our clients will never get lost in a shuffle of thousands of lawyers or multiple worldwide offices. With nearly 175 attorneys, the firm is suited to handle nearly any legal matter, yet small enough so clients personally know the lawyers accountable to their matters.

Our greatest asset is our people. Lawyers and staff at every level aspire to cultivate long-lasting relationships among one another and with each client. This mindset helps to advance our shared mission to be the best providers of legal services. To every matter, we bring a client-focused approach. First, we listen to our clients and learn about their challenges. We then deploy our collective legal aptitude, experience and industry knowledge to provide sound and cost-effective legal counsel. Shunning the “merger mania” strategy of those law firms that adhere to a “bigger is better no matter what” philosophy, the firm, instead, has chosen a calculated path of growth based on adding the “best of the best” attorneys. The firm is recognized nationally and internationally for its knowledge in many practice areas. In 2011, Chambers USA ranked 11 of our practice groups and 29 individual attorneys.

The firm’s culture of teamwork, focus on client needs and practical solutions, and willingness to adapt quickly to meet marketplace demands are key factors behind our success. In addition to making a positive difference for our clients, our lawyers strive to do the same for their communities. The firm encourages its lawyers to dedicate substantial personal time and effort to pro bono work and community service.

Harris Associates L.P.

Harris Associates L.P. is a privately owned investment manager. The firm primarily provides its services to high net worth individuals. It also caters to individuals, investment companies, pension and profit sharing plans, other pooled investment vehicles, charitable organizations, corporations, and state or municipal government entities. The firm manages separate client-focused equity and balanced portfolios. It also launches and manages equity and balanced mutual funds for its clients. The firm invests in the public equity and fixed income markets across the globe. It invests in value stocks of companies to make its equity investments. For its fixed income portion of the balanced portfolio the firm invests in treasury, agency, and municipal securities of short to intermediate term maturity. It employs fundamental analysis with bottom up stock picking approach to make its investments. The firm conducts in-house research to make its investments. It was founded in 1976 and is based in Chicago, Illinois. Harris Associates L.P. operates as a subsidiary of Natixis Global Asset Management, L.P.

Occupancy

The subject's occupancy is detailed in the following chart.

OCCUPANCY	
Year	% PGI
2010	94%
2011	88%
2012 Annualized	88%
2013 Budget	90%
CBRE Estimate	90%
Compiled by CBRE	

Based on the foregoing analysis, CBRE, Inc.'s conclusion of stabilized occupancy for the subject is illustrated in the following table. This estimate considers both the physical and economic factors of the market.

OCCUPANCY CONCLUSIONS		
	Occupancy	Vacancy
Chicago MSA	82.8%	17.2%
Chicago CBD	86.2%	13.8%
Central Loop Submarket	87.0%	13.0%
Central Loop Class A	91.3%	8.7%
Central Loop Class B	83.7%	16.3%
Competitive Set	86.8%	13.2%
Rent Comparables	85.4%	14.6%
Subject's Current Occupancy	88.3%	11.7%
Subject's Stabilized Occupancy	90.0%	10.0%
Compiled by CBRE		

Although our concluded stabilized occupancy is slightly higher than the overall market and submarket, this premium appears reasonably justified for the following reasons:

- Most of the direct competitors (previously shown) indicate occupancy levels of 87% to 98%, which are also well above the local submarket levels;
- The subject is situated at the corner of the two most prominent streets in the Loop;
- The subject has been well-maintained and updated.

CONCLUSION

The national office market is now in recovery in almost every phase, but the process will remain slow and uneven. Many markets remain far enough away from their pre-recession occupancy levels that rent growth has yet to take hold. If anything, for these markets, 2012 has once again been a

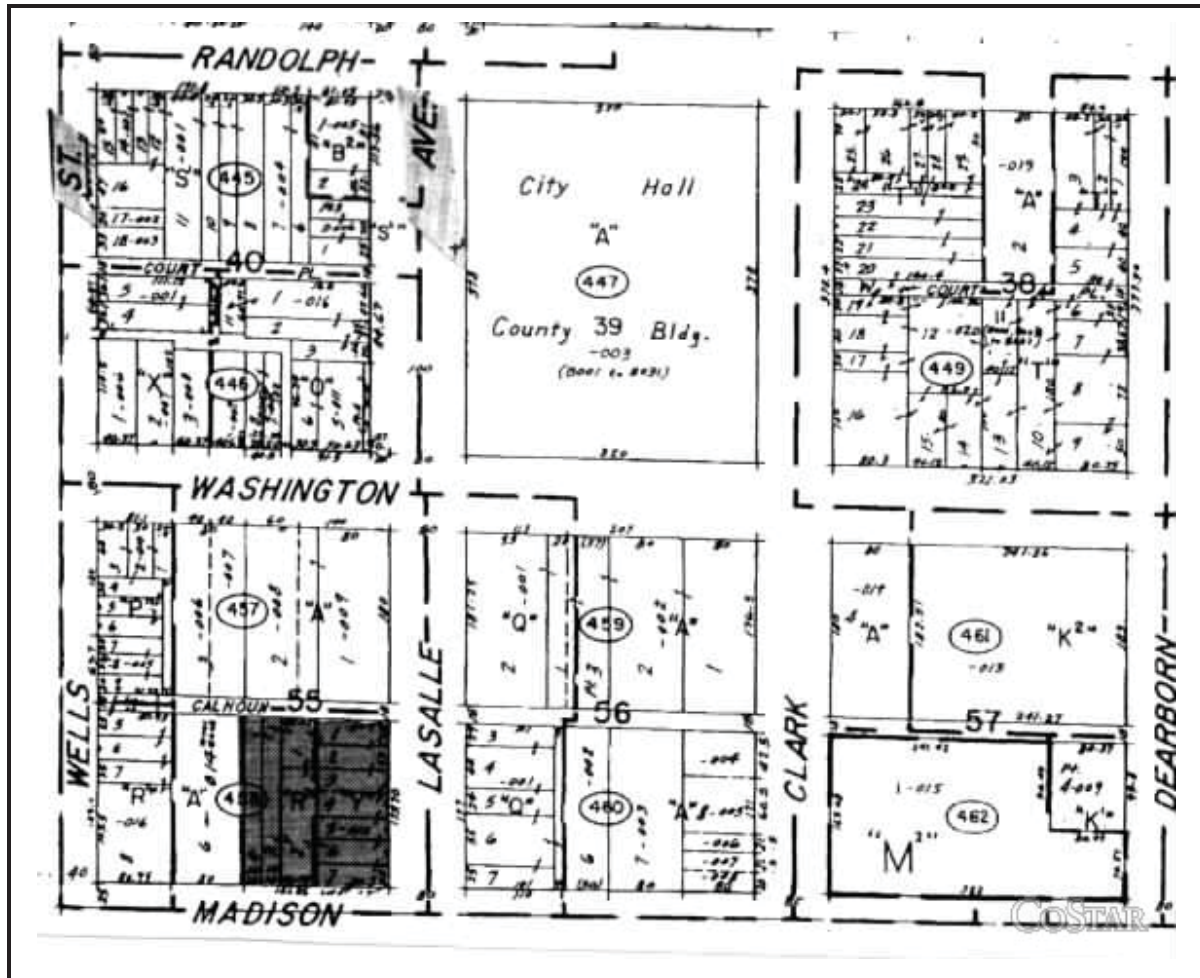
transitional year. The national market remains bifurcated, but strength in select markets was enough to keep pushing us in the right direction throughout much of the past year. Conditions remain weak and the recovery slow—this is indicative of the kind of progress the broader economy is making. Before the office market can return to prosperity we will need to see stronger hiring by businesses owners, which will serve to rebuild what was lost during the recession. Vacancy improvements will continue to take hold and by the end of 2013 we anticipate enough improvement to see rent growth outpacing broader inflationary measures. Although we experienced a surprising surge in rent inflation in 2011, it is too soon to expect a repeat performance. Our view is that rents will remain flat in 2012, growing just 2.8% for the year nationally, and real rents will be largely unchanged. The pace of recovery will pick up after that, however, with rent growth averaging better than 5% over the following two years and bringing the market back to its pre-recession rent level. We believe that cap rate compression is likely at an end and that cap rates will remain flat for the next 2-3 years in the current low-interest rate environment. This flat period will be followed by a slow upward adjustment in response to expected changes in the interest rate levels in the economy.

Chicago's recovery will remain intact, but will lack vigor. The forces that have been weighing on expansion the past several years will be slower to lift, hurting relative performance. Job and income growth will slip further below the national average in 2013. Longer term, a large talent pool, a central location, a vast transportation network, and superior access to capital will work in Chicago's favor, but middling population trends will constrain expansion. Small businesses are expected to create jobs, many of them related to sales and business planning activities. Temporary employment will aide companies seeking to expand, as plenty of unemployed and underemployed workers are still looking for a job; the average work week still remains more than an hour below its cyclical highs. Higher than expected Europe-bound exports in recent months have kept Chicago's manufacturing recovery on track as well although there is some worry of the sustainability of this given the global economic situation.

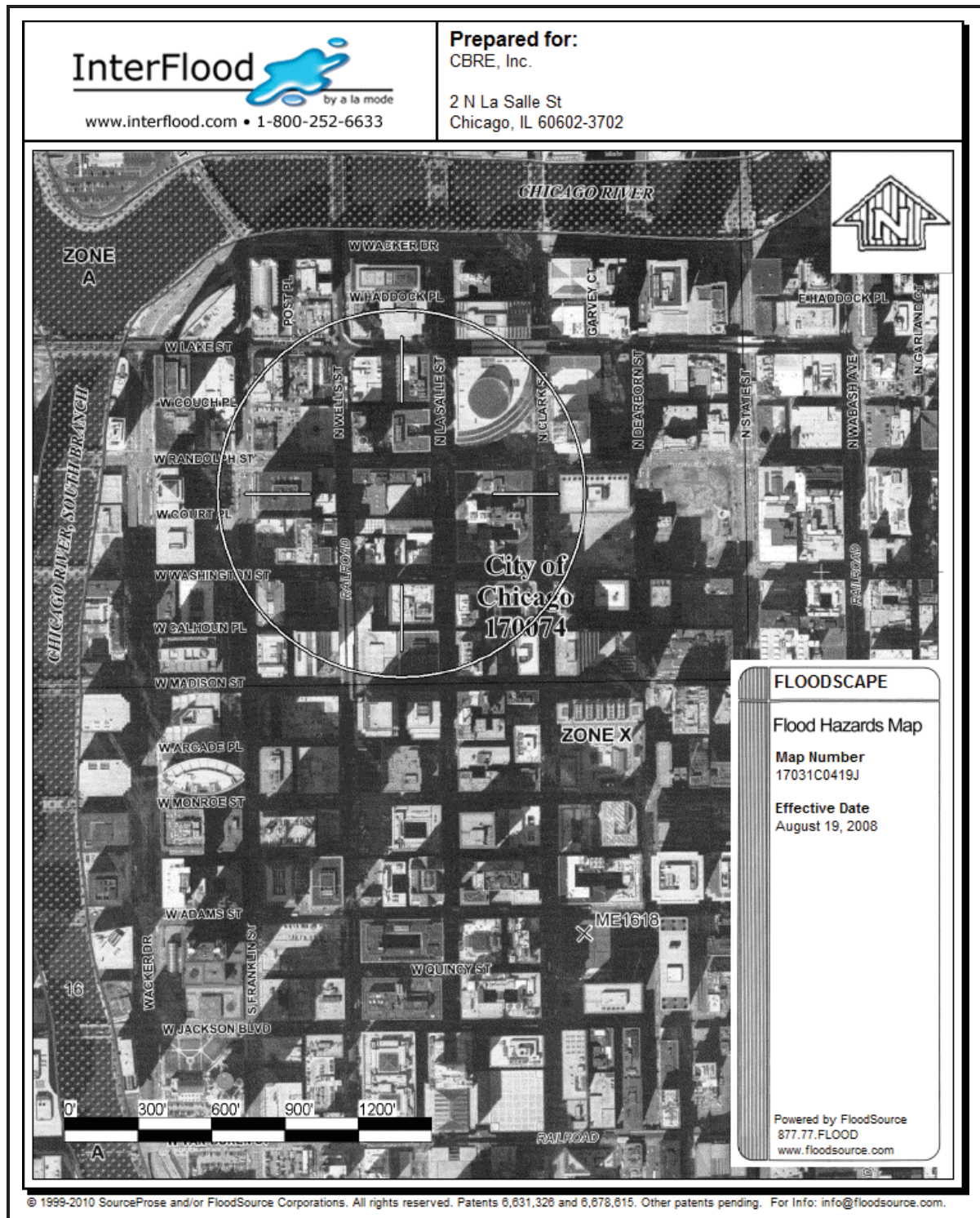
Local government, however, will continue to experience significant constraints due to unresolved fiscal deficit issues and, as a result, further public sector lay-offs are expected. This will add pressure to an already slowly recovering labor market and contribute to keep Chicago's unemployment rate above the national average. The housing sector is barely off its cyclical low with noticeable construction activity still years away. Housing prices are, in fact, expected to drop once again as banks and other distressed-property owners look for ways to rid themselves of underperforming assets.

With respect to the subject in particular, we believe the subject is well located for an office project. It is in close proximity to both employment centers and major roadways, and the surrounding office developments are experiencing average to above average levels of demand.

PLAT MAP



FLOOD PLAIN MAP



SITE ANALYSIS

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY			
Physical Description			
Gross Site Area	0.67 Acres	29,155 Sq. Ft.	
Net Site Area	0.67 Acres	29,155 Sq. Ft.	
Primary Road Frontage	LaSalle Street	175 Feet	
Secondary Road Frontage	Madison Avenue	165 Feet	
Excess Land Area	None		
Surplus Land Area	None		
Shape	Rectangular		
Topography	Level		
Zoning District	"PD-167" Planned Development		
Flood Map Panel No. & Date	17031C0419J	19-Aug-08	
Flood Zone	Zone X		
Adjacent Land Uses	Commercial and residential uses		
Earthquake Zone	N/A		
Comparative Analysis		Rating	
Access		Average	
Visibility		Average	
Functional Utility		Assumed adequate	
Traffic Volume		Average	
Adequacy of Utilities		Assumed adequate	
Landscaping		Average	
Drainage		Assumed adequate	
Utilities		Provider	Adequacy
Water		City of Chicago	Yes
Sewer		City of Chicago	Yes
Natural Gas		Nicor	Yes
Electricity		ComEd	Yes
Telephone		Various	Yes
Mass Transit		CTA, Metra	Yes
Other		Yes	No Unknown
Detrimental Easements			x
Encroachments			x
Deed Restrictions			x
Reciprocal Parking Rights			x
Common Ingress/Egress			x
Source: Various sources compiled by CBRE			

LOCATION

The subject is located on the west side of North LaSalle, on the northwest corner of the intersection of LaSalle and Madison. The street address is 2 North LaSalle Street. Ingress and egress is available to the site via LaSalle and Madison.

LAND AREA

The site is considered adequate in terms of size and utility. There is no unusable, excess or surplus land area. Please refer to the Resource Verification table within the Scope of Work for the source of the land area size.

SHAPE AND FRONTAGE

The site is generally rectangular and has adequate frontage along two primary thoroughfares within the neighborhood.

INGRESS/EGRESS

Ingress and egress is available to the site via North LaSalle and West Madison. There is also a minor service alley named West Calhoun Place which is on the north side of the building.

North LaSalle, at the subject, is a north/south street that is improved with two lane of traffic in each direction. Street improvements include asphalt paving and concrete curbs, gutters and sidewalks, and street lighting. Street parking is permitted.

West Madison, at the subject, is a one way westbound street that is improved with four lanes of traffic that include two dedicated bus/unloading lanes. Additional street improvements include concrete curbs, gutters and sidewalks, and street lighting. Street parking is not permitted.

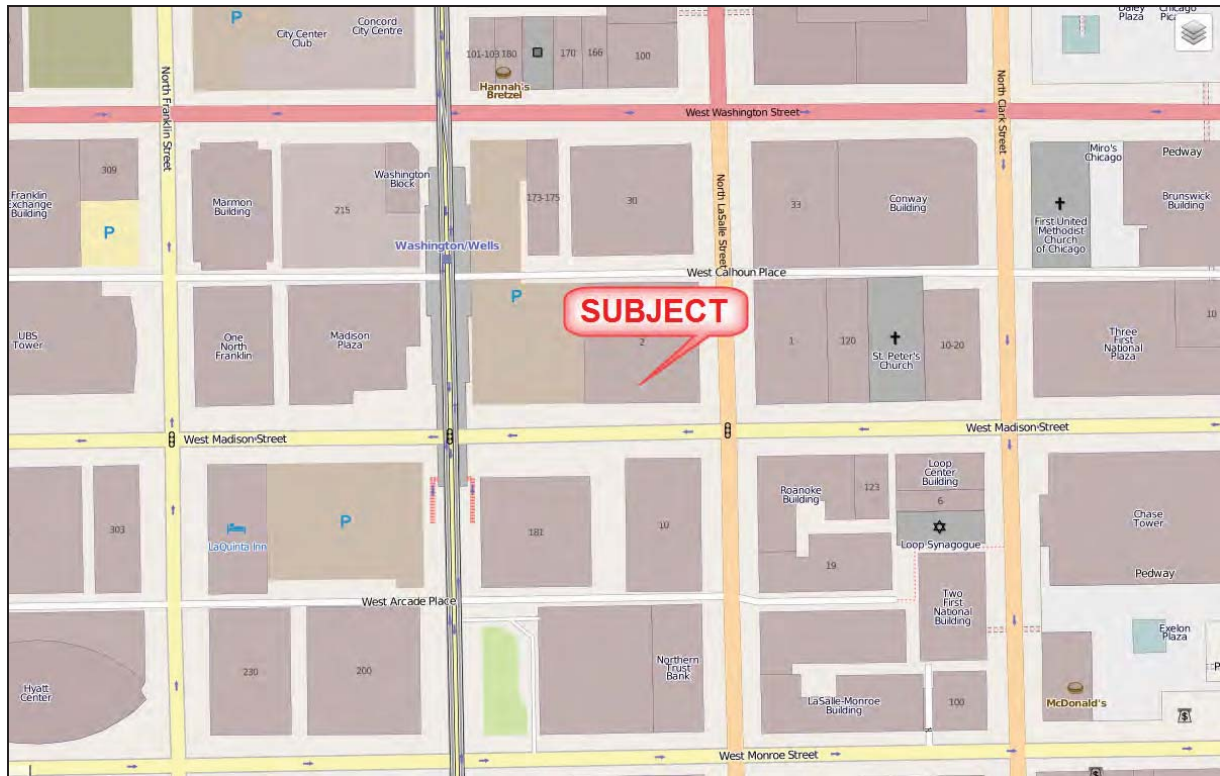
Please refer to the prior site/plat exhibit for the layout of the streets that provide access to the subject.

ENVIRONMENTAL ISSUES

CBRE, Inc. is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, CBRE, Inc. has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.

ADJACENT PROPERTIES

The following map depicts the adjacent properties surrounding the subject.



The adjacent land uses are summarized as follows:

<i>North:</i>	High density office, retail
<i>South:</i>	Mixed-use office, retail
<i>East:</i>	Mixed-use office, residential, retail
<i>West:</i>	Mixed-use, office, retail

CONCLUSION

The site is well located for an office improvement. The frontage on two main roads within the CBD allows for good access and visibility from both foot and automobile traffic. The size of the site is typical for the area and use, and there are no known detrimental uses in the immediate vicinity. Overall, there are no known factors which are considered to prevent the site from performing to its highest and best use, as if vacant, or adverse to the existing use of the site.



IMPROVEMENTS ANALYSIS

The following chart shows a summary of the improvements.

IMPROVEMENTS SUMMARY		
Property Type	Office	(Multi Tenant)
Number of Buildings	1	
Number of Stories	26	
Year Built	1979	Renovated: 2001
Gross Building Area	755,511 SF	
Net Rentable Area	693,129 SF	
Area Breakdown by Market Rent Categories		
Office Space	656,739 SF	
Ground Floor Retail Corner	9,139 SF	
Ground Floor Retail	8,580 SF	
Storage	18,671 SF	
Major Tenants		
Neal Gerber	179,451 SF	
Harris Associates	57,826 SF	
Levenfield Pearl	53,175 SF	
Site Coverage	99.7%	
Land-to-Building Ratio	0.04 : 1	
Floor Area Ratio (FAR)	25.91	
Parking Improvements	None	
Total Spaces:	0	
Parking Ratio (per 1,000 SF NRA)	0.00	
Source: Various sources compiled by CBRE		

As shown, the subject is a 693,129-square foot CBD office tower located within the Central Loop of Chicago, Cook County, Illinois. The subject's address is 2 N LaSalle Street. The improvements were originally constructed in 1979 and underwent renovations in 2001. The office is situated on a .667-acre site at the Northwest corner of LaSalle Street and Madison Avenue. The following illustrates the key features/components of the subject improvements.

BUILDING AREA

Please refer to the Resource Verification table in the Scope of Work for the source of the building area size. The following is a description of the subject improvements and basic construction features derived from CBRE, Inc.'s inspection.

YEAR BUILT

The subject was built in 1979 and was most recently renovated in 2001. Renovations completed included a 5 year remodeling project of the common area hallways.

CONSTRUCTION CLASS

Building construction class is as follows:

A - Fireproofed structural steel frames with reinforced concrete or masonry floors and roofs

The construction components are assumed to be in working condition and adequate for the building.

The overall quality of the facility is considered to be average for the neighborhood and age. However, CBRE, Inc. is not qualified to determine structural integrity and it is recommended that the client/reader retain the services of a qualified, independent engineer or contractor to determine the structural integrity of the improvements prior to making a business decision.

FOUNDATION/FLOOR STRUCTURE

The foundation is assumed to be of adequate load-bearing capacity to support the improvements. The floor structure is summarized as follows:

Ground Floor:	Concrete slab on compacted fill
Other Floors:	Metal deck with light-weight concrete cover

EXTERIOR WALLS

The exterior walls are a combination of metal panels along with fixed, tinted glass windows set in metal frames.

ROOF COVER

The building has a flat, synthetic roof constructed over steel and lightweight, reinforced concrete decking.

INTERIOR FINISHES - OFFICE AREAS

The typical interior office finish of the property is summarized as follows:

Floor Coverings:	Commercial grade short loop carpeting over concrete.
Walls:	Painted sheetrock.
Ceilings:	Combination painted sheetrock and suspended acoustical tile.
Lighting:	Standard commercial fluorescent fixtures.

Summary: The interior office areas are typical building standard office finish, and are commensurate with competitors in the area. The occupied space office finish is in good condition, while vacant spaces will likely require some tenant retrofit prior to occupancy.

INTERIOR FINISHES – COMMON AREAS

The interior common area finish of the property is summarized as follows:

Floor Coverings: Polished granite in the ground floor lobby and commercial grade short loop carpeting over concrete in the upper level corridors.

Walls: Painted sheetrock.

Ceilings: Combination painted sheetrock and suspended acoustical tile.

Lighting: Standard commercial fluorescent and recessed incandescent fixtures.

Summary: The interior common areas are attractive and appear to be in average condition. The subject's common areas are commensurate with competitors in the area.

ELEVATOR/STAIR SYSTEM

Sets of interior stairwells located at opposite ends of the main lobby area provide access to the basement and upper stories. The building also includes twelve elevators dedicated to passenger service and one freight elevator. All of these elevators are accessible via the main lobby.

HVAC

The HVAC system is roof mounted. It is assumed to be in good working order and adequate for the building.

ELECTRICAL

The electrical system is assumed to be in good working order and adequate for the building.

PLUMBING

The plumbing system is assumed to be in good working order and adequate for the building.

PUBLIC RESTROOMS

The public restrooms appear to be standard builder's grade with sinks, individual stalls and a basic finish-out with ceramic tile floors, painted drywall, drop acoustical tile ceiling and overhead fluorescent lighting. They are regarded adequate for the property and are assumed built to local code.

FIRE PROTECTION

The property is 100% sprinklered. It is assumed the improvements have adequate fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements. CBRE, Inc. is not qualified to determine adequate levels of safety & fire protection, whereby it is recommended that the client/reader review available permits, etc. prior to making a business decision.

SECURITY

The security is a front deck security staff and key card access.

PARKING AND DRIVES

The property does not have an on-site parking.

LANDSCAPING

Landscaping is considered to be in average condition and well maintained.

FUNCTIONAL UTILITY

The overall layout of the property is considered functional in utility. The typical floor plate is 28,000 square feet, which is commensurate with the market and is typically adequate to meet existing and prospective tenant space requirements.

ADA COMPLIANCE

All common areas of the property appear to have handicap accessibility. The client/reader's attention is directed to the specific limiting conditions regarding ADA compliance.

FURNITURE, FIXTURES AND EQUIPMENT

Any personal property items contained in the property are not considered to contribute significantly to the overall value of the real estate.

ENVIRONMENTAL ISSUES

CBRE, Inc. is not qualified to detect the existence of any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. The existence of such substances may affect the value of the property. For the purpose of this assignment, we have specifically assumed that any hazardous materials that would cause a loss in value do not affect the subject.

DEFERRED MAINTENANCE

Our inspection of the property indicated no significant items of deferred maintenance.

ECONOMIC AGE AND LIFE

CBRE, Inc.'s estimate of the subject improvements effective age and remaining economic life is depicted in the following chart:

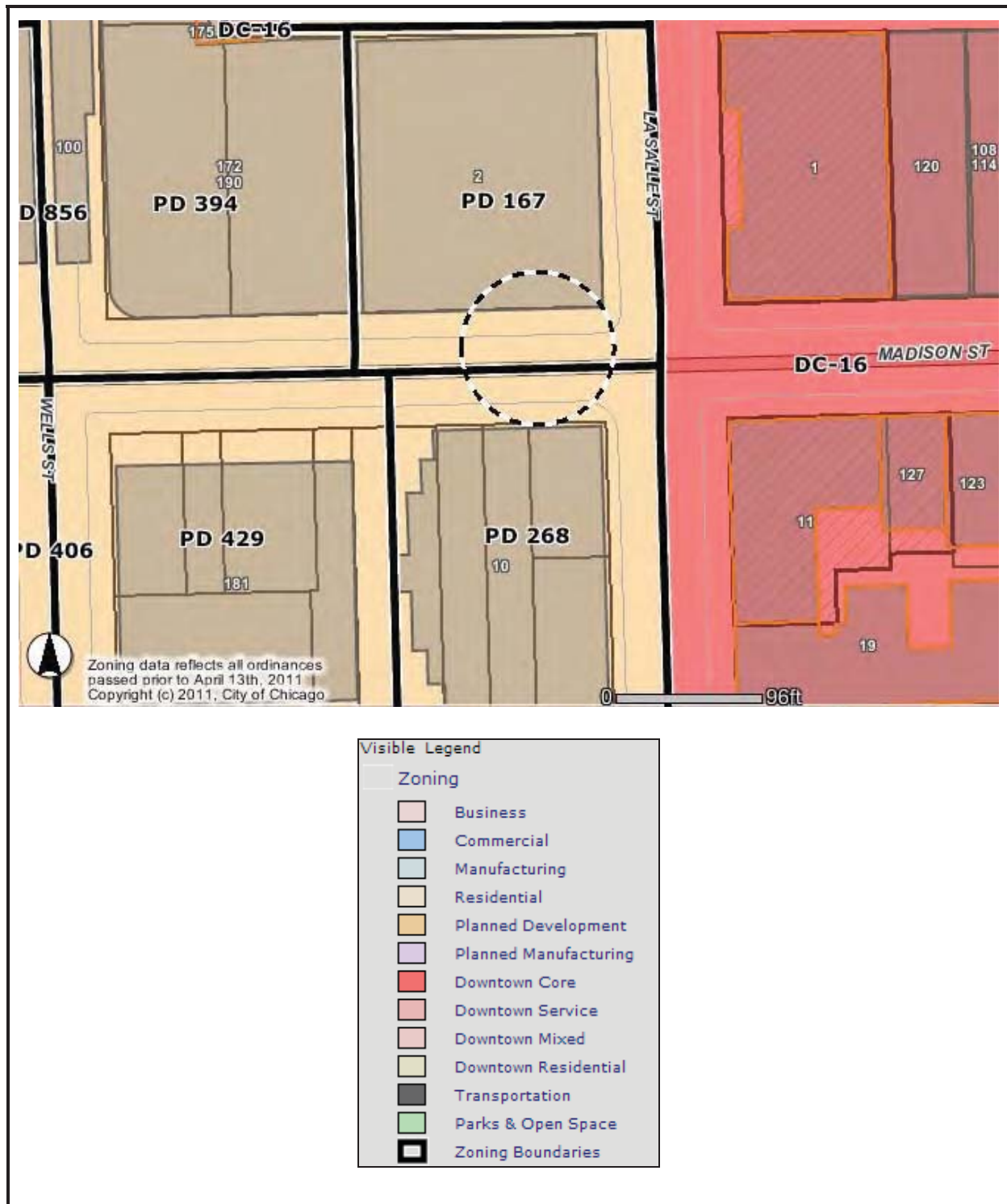
ECONOMIC AGE AND LIFE	
Actual Age	33 Years
Effective Age	16 Years
MVS Expected Life	45 Years
Remaining Economic Life	29 Years
Accrued Physical Incurable Depreciation	35.6%
Compiled by CBRE	

The overall life expectancy is based upon our on-site observations and a comparative analysis of typical life expectancies reported for buildings of similar construction as published by Marshall and Swift, LLC, in the Marshall Valuation Service cost guide. While CBRE, Inc. did not observe anything to suggest a different economic life, a capital improvement program could extend the life expectancy.

CONCLUSION

The improvements are in average overall condition. Overall, there are no known factors that adversely impact the marketability of the improvements.

ZONING MAP



ZONING

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	"PD-167" Planned Development
Legally Conforming	Yes
Uses Permitted	Planned development regulations are intended to ensure adequate public review of major development proposals; encourage unified planning and development; promote economically beneficial development patterns that are compatible with the character of existing neighborhoods; ensure a level of amenities appropriate to the nature and scale of the project; allow flexibility in application of selected use, bulk, and development standards in order to promote creative building design and high-quality urban design; and encourage protection and conservation of natural resources.
Zoning Change	Not likely
Category	Zoning Requirement
Minimum Lot Size	None
Minimum Lot Width	50 Feet
Maximum Height	None
Minimum Setbacks	
Front Yard	10 Feet
Street Side Yard	10 Feet
Interior Side Yard	15 Feet
Rear Yard	10 Feet
Maximum Bldg. Coverage	100%
Maximum FAR/Density	25.74 : 1
Subject's Actual FAR	25.91 : 1
Parking Requirements	4 spaces / 1,000 SF of Bldg.
Subject's Actual Parking	0 spaces / 1,000 SF of Bldg.
Source: Planning & Zoning Dept.	

ANALYSIS AND CONCLUSION

The improvements represent a legally-conforming use and, if damaged, may be restored without special permit application. Additional information may be obtained from the appropriate governmental authority.

TAX AND ASSESSMENT DATA

The subject property is located in Chicago and is currently assessed by Cook County. Real estate in Cook County is assessed at different levels of the assessor's estimated market value based on property class. The annual tax bill is due in two installments. The first installment is equal to 50% of the prior year's tax total and is due in March. The second installment contains all of the adjustments as calculated by the various taxing authorities and is typically due in September but can be as late as November.

In 2009, at the Cook County Chief Assessors recommendation, the Cook County Board of Commissioners passed a new law simplifying assessments. This law, the 10/25 ordinance, reduced and clarified assessment levels. It created two assessment levels where there had formerly been six. Under the new ordinance, the assessed value of a residential property, except apartments, represents 10% of its market value and the assessed value of a commercial or industrial property represents 25% of market value. Apartment properties have a phased assessment ratio. The previous and current assessment levels are summarized as follows:

Cook County Property Classification Comparison			
Class	Description	New Assessment Level	Previous Assessment Level
Class 1	Vacant or Farm Land	10%	22%
Class 2	Residential (single family 6 units or fewer)		16%
Class 3	Apartments (7 units or more)	16% in 2009, 13% in 2010, 10% in 2011 and subsequent	24% in 2006, 22% in 2007, 20% in 2008 and subsequent
Class 4	Not-for-Profit	25%	30%
Class 5a	Commercial		38%
Class 5b	Industrial		36%
Incentive Classes (Limited Duration)			
Class 6b	Industrial Development or Redevelopment	10% for first ten years and any subsequent renewal periods; if not renewed, 15% in year 11 and 20% in year 12	16% for first ten years and any subsequent renewal periods; if not renewed, 23% in year 11 and 30% in year 12
Class C	Brownfields Clean Up and Redevelopment	10% for first ten years, 15% in year 11, 20% in year 12	16% for first ten years, 23% in year 11, 30% in year 12
Class 7a	Commercial Development or Redevelopment With Costs Under \$2 Million		
Class 7b	Commercial Development or Redevelopment With Costs Over \$2 Million		
Class 8	Commercial and Industrial Development in Areas of Severe Economic Stagnation	10% for first ten years and any subsequent renewal periods; if not renewed, 15% in year 11 and 20% in year 12	16% for first ten years and any subsequent renewal periods; if not renewed, 23% in year 11 and 30% in year 12
Class 9	Low-Income Multifamily Apartments (7 units or more)	10% for first ten years; renewable upon application for additional ten-year periods	16% for first ten years; renewable upon application for additional ten-year periods
Class S	Section 8 Multifamily Apartments (7 units or more)	10% for the term of the Section 8 contract renewal and for any additional terms of renewal	16% for the term of the Section 8 contract renewal under the mark up to market option and for any additional terms of renewal
Class L	Landmark Preservation: Commercial, Industrial, Non-Profit, and Apartment	renewable properties: 10% for first ten years and subsequent ten-year renewal periods; if not renewed, 15% in year 11 and 20% in year 12; commercial properties: 10% for first ten years, 15% in year 11 and 20% in year 12	renewable properties: 16% for first ten years and subsequent ten-year renewal periods; if not renewed, 23% in year 11 and 30% in year 12; commercial properties: 16% for first ten years, 23% in year 11 and 30% in year 12
Cook County Code of Ordinances Chapter 74 Article II Section 74-63.			

Cook County Code of Ordinances Chapter 74 Article II Section 74-63.

In Cook County, assessed values are multiplied by the State Equalization Factor (required by the Illinois Department of Revenue to produce an average assessment ratio of 33% of the total of all properties in Cook County) and then by the tax rate in order to derive real estate taxes, which are payable one year in arrears, meaning that property owners pay taxes each year based on the prior year's assessment and tax rates. The following table summarizes the historical equalization factors of Cook County:

Historical Equalization Factors			
Tax Year	Tentative	Final	Difference
2001	2.2612	2.3098	0.0486
2002	2.4364	2.4689	0.0325
2003	2.3858	2.4598	0.0740
2004	2.5023	2.5757	0.0734
2005	2.6771	2.732	0.0549
2006	2.6244	2.7076	0.0832
2007	2.7500	2.8439	0.0939
2008	2.9058	2.9786	0.0728
2009	3.1062	3.3701	0.2639
2010	3.1773	3.3000	0.1227
2011	2.8983	2.9706	0.0723

Illinois Dept. of Revenue

The map below depicts the subject's tax parcel.



The following summarizes the local assessor's estimate of the subject's market value, assessed value, and taxes, and does not include any furniture, fixtures or equipment.

AD VALOREM TAX INFORMATION			
Assessor's Market Value	2011	2012	Pro Forma
17-09-458-015-0000	\$94,000,000	\$94,000,000	
Subtotal	\$94,000,000	\$94,000,000	
Assessed Value @	25%	25%	
	\$23,500,000	\$23,500,000	
State Equalization Factor	3.3000	2.9706	
State Equalized Value	\$77,550,000	\$69,809,100	
General Tax Rate (per \$100 A.V.)	0.04931	0.05455	
Total Taxes	\$3,823,991	\$3,808,086	\$3,998,491
Total PSF	\$5.52	\$5.49	\$5.77
Source: Assessor's Office			

According to the Cook County Treasurer's Office, there are no delinquent property taxes encumbering the subject. The pro forma is based on tax amounts provided by the properties tax counsel and is considered reasonable based on the tax levels of competitive properties.

TAX COMPARABLES

As a crosscheck to the subject's applicable real estate taxes, CBRE, Inc. has reviewed the real estate tax information according to Cook County for comparable properties in the market area. The following table summarizes the comparables employed for this analysis:

AD VALOREM TAX COMPARABLES					
Comparable Rental	Chicago CBD	Chicago CBD	Chicago CBD	Chicago CBD	Subject
Year Built	1981	1984	1970	1990	1979
NRA (SF)	754,750	645,170	345,751	1,281,000	693,129
Tax Year	2010	2011	2010	2010	Pro Forma
Total Taxes	\$3,532,230	\$3,858,117	\$2,075,878	\$9,431,145	\$3,998,491
Per SF (NRA)	\$4.68	\$5.98	\$6.00	\$7.36	\$5.77
Source: Assessor's Office					

CONCLUSION

For purposes of this analysis we are assuming any outstanding property tax liability has been paid and CBRE, Inc. assumes that all taxes are current. Based on the foregoing, the total taxes for the subject have been estimated as \$3,998,491 for the base year of our analysis. This is in line with the current and historical assessment, and is considered a realistic scenario.

HIGHEST AND BEST USE

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed on the following pages.

AS VACANT

Legally Permissible

The legally permissible uses were discussed in the Site Analysis and Zoning Sections.

Physically Possible

The subject is adequately served by utilities, and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

Existing structures on similar sites provides additional evidence for the physical possibility of development.

Financially Feasible

New office projects have not been developed in this market due to economic conditions. Specifically, there are proposed developments which are no longer moving forward due to inadequate construction financing and market conditions (increasing vacancy, declining effective rental rates, higher cap rates, etc.). Overall, there is significant risk in the office market and most investors would not move forward with new construction at this time.

Maximally Productive

The final test of highest and best use of the site as if vacant is that the use be maximally productive, yielding the highest return to the land. In the case of the subject as if vacant, the analysis has indicated that a new office project would be most appropriate.

CONCLUSION: HIGHEST AND BEST USE AS VACANT

As noted, new development is not financially feasible at this time. Therefore, the highest and best use of the site, as vacant, would be to hold for future office development when economic conditions improve.

AS IMPROVED***Legally Permissible***

The site has been improved with an office development that is a legal, conforming use.

Physically Possible

The layout and positioning of the improvements are considered functional for office use. While it would be physically possible for a wide variety of uses, based on the legal restrictions and the design of the improvements, the continued use of the property for office users would be the most functional use.

Financially Feasible

The financial feasibility of an office property is based on the amount of rent which can be generated, less operating expenses required to generate that income; if a residual amount exists, then the land is being put to a productive use. Based upon the income capitalization approach conclusion, the subject is producing a positive net cash flow and continued utilization of the improvements for office purposes is considered financially feasible.

Maximally Productive

The maximally profitable use of the subject as improved should conform to neighborhood trends and be consistent with existing land uses. Although several uses may generate sufficient revenue to satisfy the required rate of return on investment and provide a return on the land, the single use that produces the highest price or value is typically the highest and best use. As shown in the applicable valuation sections, buildings that are similar to the subject have been acquired or continue to be used by office owners/tenants. None of the comparable buildings have been acquired for conversion to an alternative use. These comparables would indicate that the maximally productive use of the property is consistent with the existing use as an office property.

CONCLUSION: HIGHEST AND BEST USE AS IMPROVED

Based on the foregoing, the highest and best use of the property, as improved, is consistent with the existing use as an office development.

APPRAISAL METHODOLOGY

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

COST APPROACH

The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

INCOME CAPITALIZATION APPROACH

The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

METHODOLOGY APPLICABLE TO THE SUBJECT

In valuing the subject, only the sales comparison and income capitalization approaches are applicable and have been used. The cost approach is not applicable in the estimation of market value due to the subject's vintage age, which makes estimating accrued physical depreciation imprecise. Further, the cost approach is not considered to be reliable due to current weak market conditions where there is substantial imbalance between replacement (construction) costs versus today's market value. However, we have provided an analysis of insurable value.

INSURABLE VALUE

Insurable value is defined as follows:

1. the value of an asset or asset group that is covered by an insurance policy; can be estimated by deducting costs of noninsurable items (e.g., land value) from market value.
2. value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost plus allowances for debris removal or demolition less deterioration and noninsurable items. Sometimes cash value or market value, but often entirely a cost concept.⁵
3. a type of value for insurance purposes.⁶

CBRE, Inc. has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry-accepted publications such as the Marshall Valuation Service. The methodology employed is a derivation of the cost approach and is not reliable for insurable value estimates. Actual construction costs and related estimates can vary greatly from this estimate.

The insurable value estimate presented herein is intended to reflect the value of the destructible portions of the subject, based on the replacement of physical items that are subject to loss from hazards (excluding indestructible items such as basement excavation, foundation, site work, land value and indirect costs). In the case of the subject, this estimate is based upon the base building costs (direct costs) as obtained via the Marshall Valuation Service handbook, with appropriate deductions.

This analysis should not be relied upon to determine proper insurance coverage as only consultants considered experts in cost estimation and insurance underwriting are qualified to provide an insurable value. It is provided to aid the client/reader/user as part of their overall decision making process and no representations or warranties are made by CBRE, Inc. regarding the accuracy of this estimate and it is strongly recommended that other sources be utilized to develop any estimate of insurable value.

⁵ Marshall & Swift/Boeckh, LLC, *Marshall Valuation Service*, (Los Angeles: Marshall & Swift/Boeckh, LLC, 2010), Sec 3, p 2.

⁶ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010), 102.

INSURABLE VALUE (REPLACEMENT COST) CONCLUSION

Primary Building Type:	Office	Height per Story:	12'
Effective Age:	16 YRS	Number of Buildings:	1
Condition:	Average	Gross Building Area:	755,511 SF
Exterior Wall:	Steel and Glass	Net Rentable Area:	693,129 SF
Number of Stories:	26	Average Floor Area:	29,058 SF

MVS Sec/Page	15/17
Quality/Bldg. Class	Average/A
Building Component	Office
Component Sq. Ft.	755,511 SF
Base Square Foot Cost	\$145.12

Square Foot Refinements

Heating and Cooling	
Sprinklers	\$1.50
Subtotal	<u>\$146.62</u>

Height and Size Refinements

Number of Stories Multiplier	1.12
Height per Story Multiplier	1.00
Floor Area Multiplier	1.00
Subtotal	<u>\$163.48</u>

Cost Multipliers

Current Cost Multiplier	1.00
Local Multiplier	1.25

Final Square Foot Cost	\$204.35
Base Component Cost	\$154,389,901

Base Building Cost	(via Marshall Valuation Service cost data)	\$154,389,901
Insurable Exclusions	10.0% of Total Building Cost	<u>(\$15,438,990)</u>
Insurable Value (Replacement Cost) Indication		\$138,950,910
Rounded		\$138,950,000
Value Per SF		\$200.47

Compiled by CBRE

SALES COMPARISON APPROACH

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE OFFICE SALES											
No.	Name	Transaction Type	Date	Year Built	NRA (SF)	Actual Sale Price	Adjusted Sale Price ¹	Price Per SF ¹	Occ.	NOI Per SF	OAR
1	One South Wacker Building, Chicago, IL	Contract	Nov-12	1982	1,164,000	\$230,000,000	\$230,000,000	\$197.59	80%	\$12.29	6.22%
2	230 West Monroe, Chicago, IL	Sale	Aug-12	1971	623,524	\$91,300,000	\$91,300,000	\$146.43	90%	\$12.74	8.70%
3	200 West Monroe , Chicago, IL	Sale	Jul-12	1973	535,911	\$75,000,000	\$75,000,000	\$139.95	82%	\$11.20	8.00%
4	Crain's Communication Building, Chicago, IL	Sale	Apr-12	1984	661,482	\$105,000,000	\$105,000,000	\$158.73	77%	\$10.84	6.83%
5	200 North LaSalle, Chicago, IL	Sale	Apr-12	1984	645,170	\$101,000,000	\$101,000,000	\$156.55	65%	\$9.16	5.85%
6	350 West Mart Center, Chicago, IL	Sale	Jan-12	1977	1,208,000	\$228,000,000	\$228,000,000	\$188.74	95%	\$14.63	7.75%
7	Miller Coors, Chicago, IL	Sale	Dec-11	1958	244,961	\$90,000,000	\$90,000,000	\$367.41	93%	\$22.78	6.20%
8	55 West Monroe Building, Chicago, IL	Sale	Dec-11	1981	807,822	\$136,000,000	\$136,000,000	\$168.73	77%	\$12.37	7.33%
Subj. Pro Forma	2 North LaSalle Street, Chicago, Illinois	---	---	1979	693,129	---	---	---	90%	\$14.92	---
¹ Transaction amount adjusted for cash equivalency and/or deferred maintenance (where applicable) Compiled by CBRE											

The comparable sales utilized represent the best data of office improvements available for comparison to the subject. They were selected from our research within the Chicago CBD market with a focus on properties that represent high-rise improvements. We attempted to focus sales transactions of Class A high-rise properties representative of office sales that have recently occurred in the market.

These comparables were chosen based upon their similarity in physical characteristics as well as financial factors that affect value. The sales were seen to be the best representation of the subject given the prevailing market conditions and interest the subject would attract should it be brought to market. The properties selected were completed between 1958 and 1984, compared to the subject that was completed in 1979. The rentable area for the comparables ranges from 244,961 to 1,208,000 square feet while the subject contains a total of 693,129 square feet of rentable area. Additionally, the transactions took place between December 2011 and November 2012. Additional information regarding the comparable sales transactions can be found in the addenda of this report.

DISCUSSION/ANALYSIS OF IMPROVED SALES

Improved Sale One



This comparable represents a Class A multi-tenant office building built in 1982. It is located in the West Loop submarket within the Chicago CBD. It is located on the southeast corner of Madison and Wacker Drive. Some major amenities to this building are banking services, sundry store, food court, restaurant and travel agency. The estimated 2011 pass through expenses are \$11.27. The property is currently 79.4% occupied and there is both direct and sublet space available in the building ranging in price from \$24.00 per square foot on a gross basis to between \$15.00 and \$20.00 per square foot on a triple net basis. Recent leasing at this property includes a new lease with Hayes for 10,745 square feet for a 10-year term with base rent of \$18.00 on a triple net basis with 8-months of rent abatement and \$50.00 in tenant improvements. This lease also includes 3.0% annual rent escalations. The building is currently under contract to be sold to Harbor Group International for a reported consideration of \$230 million or \$197.59 per square foot. Based on an in-place net operating income of \$14.3 million the in-place capitalization rate would be 6.2%.

Improved Sale Two



230 West Monroe is a recently renovated, 29-story office tower located in the Chicago CBD's West Loop submarket. Originally constructed in 1971, the 623,524 rentable square foot building is 90% leased with upcoming lease expirations providing an opportunity for a new investor to reposition the tenancy at the property. The Property underwent a lobby renovation, retail expansion and elevator modernization in 2003. The property was sold in August 2012 for consideration of \$91,300,000 or approximately \$146 per square foot. Based on the in place income, the capitalization rate for this transaction was 8.7%.

Improved Sale Three



200 West Monroe is a recently renovated, 23-story office tower located in Chicago's West Loop submarket. Originally constructed in 1973 and designed by architect Welton Beckett, the 649,265 rentable square foot building was vertically subdivided in late 2005 accommodating the sale of 113,354 square feet (3.5 floors) of low-rise space to an affiliate of the Jewish Federation of Metropolitan Chicago. Ownership retained the remainder of the building consisting of 535,911 square feet. The property is currently 82% leased and considered to be a Class B asset in the market. The office is located less than two blocks from the Washington & Wells El station and four blocks from Metra's Union Station and Ogilvie Transportation Center. The building sold in July 2012 for consideration of \$75,000,000 or roughly \$140 per square foot. Based on the income in place, the cap rate on the transaction equaled 8.0%.

Improved Sale Four



150 North Michigan is one of the most iconic office buildings in Chicago. The building, constructed in 1983, was designed and engineered by A. Epstein and Sons, Inc. and developed by Collins Tuttle and Company, Inc. The Class A office tower stands 41 stories tall in the heart of Chicago's urban core and in immediate proximity to Chicago's finest office, retail, dining, hospitality, cultural and educational destinations. The 661,482 square foot tower is immediately recognizable along the Chicago skyline with its dramatic lines and diamond-topped elevation which is illuminated during the evenings. Total area of the site is 0.47 acres situated at the northwest corner of Michigan Avenue and Randolph street directly across from the 28-acre, \$4 Billion Lakeshore East development which is comprised of condos, apartments, shops, a market and an award-winning 6-acre park as the neighborhood's centerpiece. In April 2012 GMHB sold the tower to Manulife Financial (John Hancock) for \$105,000,000 or approximately \$159 per square foot. At the time of the sale the building was 77% leased with Crain's Communications expanding their lease at the property to 65,587 square feet, Smith Anderson LLP leasing 66,360 square feet and Clark Hill leasing 36,848 square feet. Based on the year one income, the capitalization rate on the transaction was 6.8%.

Improved Sale Five



200 North LaSalle represents a 645,170-square foot, 30-story, Class A/A- CBD office building located at 200 N. LaSalle Street in Chicago, Cook County, Illinois. The tower was designed by the firm of Perkins and Will and completed in 1984. The building is situated on a .763-acre site at the northwest corner of LaSalle and Lake Street. Between 2007 and 2011 the office underwent renovations which included upgrades/improvements to the Lobby, HVAC systems, elevators and office common areas. In total over \$830,000 was invested into the property since 2008. At the time of the transaction the property was 65.4% occupied and considered to be in good overall condition. The subject's notable tenants are CareerBuilder (155,350 square feet), Level 3 Communications (43,611 square feet) and InterPark Holdings (26,893 square feet). The property is recognizable by the unique floor plate which can be

configured to contain up to ten corner offices. The floors also benefit from abundant light allowed in by the large floor to ceiling windows. Additionally, the location of the subject at the north end of the Central Loop provides immediate access to public transportation and the government campus. In April 2012 Onni Group, a Canadian real estate investment firm, purchased the asset for consideration of \$101,000,000 or approximately \$157 per square foot. The purchaser was attracted to the property given the prestigious location on LaSalle Street and the ability to acquire a core plus asset with high upside potential for well under replacement cost. The sale is also significant in for the Chicago office market given that it is the first sale of a significant “value add” asset within the CBD that attracted bids and closed at a per square foot price well above similar recent sales with similar occupancy levels. Based on in place income, the capitalization rate on this sale was 5.85%, while the pro forma OAR was 8.73%.

Improved Sale Six

350 W Mart Center is a 1.2 million square foot CBD office building located at 350 North Orleans Street in Chicago, Cook County Illinois. The property was designed by Skidmore, Owings & Merrill and completed in 1977. Located at the intersection of the North Branch and Main Branch of the Chicago River, the structure is afforded great views of both the skyline and the river. In 1988 Helmut Jahn designed the enclosed pedestrian bridge over Orleans Street that connected the property to the neighboring 4-million square foot Merchandise Mart. The property is currently 95% leased. Based on public information and conversations with the buyer, the office sale closed in January 2012 for \$228,000,000 or approximately \$189 per square foot. The San Francisco based Shorenstein Properties is purchasing the building from Vornado Realty Trust who walked away with a net gain of approximately \$54 million from their investment. Major tenants at the property include The Chicago Sun-Times, Getco, LLC, and Comcast. According to parties familiar with the transaction, the capitalization rate on this sale is 7.75% based on in-place income.

Improved Sale Seven

This comparable is a Class A/B office building located at the northwest corner of South Wacker Drive and West Jackson Street in the West Loop office submarket. The property also has frontage along the Chicago River. 250 North Wacker Drive contains 244,961 square feet of net rentable area within 16-stories. The building was developed in 1958 and completely gut-renovated in 2006. Renovations included completely retrofitted electrical, heating and air-conditioning systems, new elevators and cabs, atrium lobby and an "International Style" exterior. Each floor was delivered in "clean shell" condition with elegantly appointed elevator lobbies and restroom facilities. Amenities include ground floor retail, conference facility, and fitness center. This building is the new headquarters of MillerCoors. The building is currently 93% leased. The property's main tenant, Miller Coors, currently occupies 68% of the building in an absolute net lease through May of 2024. The asking rental rates range from \$19.50 to \$21.00 per square foot on a triple net basis. The property sold in December 2011 for \$90,000,000 or approximately \$364 per square foot. Given the in-place 2012 income this would equate to a capitalization rate of approximately 6.2%.

Improved Sale Eight



This comparable represents a Class A office building located in the Central Loop office submarket. The building was designed by Helmut Jahn and was completed in 1980. The original design for the project called another twin tower to be constructed at Clark and Monroe however this plan was never completed. The property features 807,822 square feet of net rentable area across the 40 floors. According to the property manager the building is currently 74% leased with asking rates for the vacant space between \$17.00 to \$19.50 per square foot on a triple net basis. The property was renovated in 2002, which included upgrades to the lobby, elevators and common areas. Although the renovations helped update the property, the office has been known to have compromised window lines as the lines along the north façade are much higher and allow less sunlight. In April 2011 a 7,580 square foot lease with base rent of \$17.00 on a triple net basis over a 5-year term was signed. This lease included \$20.00 in tenant improvements and 8-months of rent abatement. Additionally a 6,253 square foot lease was signed in January 2011 for \$18.00 per square foot on a triple net basis with \$18.00 in tenant improvements and \$0.50 annual bumps over a 5-year term. The property sold for \$136,000,000 or \$168.34 per square foot in December 2011. The building was purchased by Chicago based real estate investment firm Hearn Co. The overall capitalization rate for this transaction is 7.33% based on a net operating income of \$9,967,145 or \$12.37 per square foot.

NET INCOME MULTIPLIER ANALYSIS

While price levels on a per square foot basis implicitly contain both the physical and economic factors affecting the real estate, these statistics do not explicitly convey many of the details surrounding a specific property. Thus, this single index to the valuation of the subject property has somewhat limited direct application in this case. Therefore, any analysis based upon the traditional physical, locational, design and layout differences is not inclusive of all potentially significant variables.

Given the preceding considerations, we have not adjusted each improved sale to the subject property in order to account for specific physical and locational characteristics. Rather, we have extracted a significant unit of comparison from the improved sales after analyzing each comparable property and then have applied the appropriate unit of comparison to the subject property. In this case, we have identified a relationship between the net operating income and the sales price of the property i.e. the higher the net operating income per square foot generally corresponds to a higher sales price per square foot.

The equation for the net income multiplier (NIM), which is the inverse of the equation for the capitalization rate (OAR), is calculated as follows:

$$\text{NIM} = \text{Sales Price} / \text{Net Operating Income}$$

The range of net income multipliers and going-in capitalization rates exhibited by the net leased sales are summarized on the following table.

NET INCOME MULTIPLIER					
OFFICE SALES					
Sale No.	Price Per SF	/	NOI Per Square Foot	=	Net Income Multiplier
1	\$197.59	/	\$12.29	=	16.08
2	\$146.43	/	\$12.74	=	11.49
3	\$139.95	/	\$11.20	=	12.50
4	\$158.73	/	\$10.84	=	14.64
5	\$156.55	/	\$9.16	=	17.09
6	\$188.74	/	\$14.63	=	12.90
7	\$367.41	/	\$22.78	=	16.13
8	\$168.73	/	\$12.37	=	13.64
Low	\$139.95		\$9.16		11.49
Mean	\$190.52		\$13.25		14.31
High	\$367.41		\$22.78		17.09
CBRE					

Valuation of the subject property utilizing the net income multipliers (NIM) from the comparable properties accounts for the disparity of the net operating incomes (\$NOI's) per square foot between the comparables and the subject. Within this technique, each of the adjusted NIM's are multiplied by the \$NOI per square foot of the subject, which produces an adjusted value indication for the subject. The net operating income per square foot for the subject property is typically calculated as the first year of the holding period. The subject's stabilized income (derived in the Direct Capitalization Analysis) is estimated at \$14.92 per square foot. Details of this analysis can be found in the Income Capitalization Approach section.

NET INCOME MULTIPLIER ANALYSIS					
Sale No.	Subject NOI Per SF	x	Net Income Multiplier	=	Indicated Price PSF
1	\$14.92	x	16.08	=	\$239.87
2	\$14.92	x	11.49	=	\$171.49
3	\$14.92	x	12.50	=	\$186.43
4	\$14.92	x	14.64	=	\$218.47
5	\$14.92	x	17.09	=	\$254.99
6	\$14.92	x	12.90	=	\$192.48
7	\$14.92	x	16.13	=	\$240.64
8	\$14.92	x	13.64	=	\$203.51
Low			11.49		\$171.49
Mean			14.31		\$213.49
High			17.09		\$254.99
CBRE					

The indicated adjusted market range for the subject property is \$171.49 to \$254.99 per square foot of rentable area, with the mid-aspect of the market range at \$213.49 per square foot of rentable area.

SALE PRICE PER SQUARE FOOT CONCLUSION

Overall, the comparable sales were considered equally representative of the subject, and warranted similar consideration. The premise of the net income multiplier approach inherently adjusts for unique property characteristics that affect value. The investment market is constantly analyzing current market trends, interest rates, buyer's expectations and motivation in the market and thereby the specific property characteristics are all considered with the extraction of the income multipliers. Our concluded indicated value is well supported by the range of comparable properties presented. The following chart presents the valuation conclusion:

SALES COMPARISON APPROACH

NRA (SF)	X	Value Per SF	=	Value
693,129	X	\$205.00	=	\$142,091,445
693,129	X	\$215.00	=	\$149,022,735

VALUE CONCLUSION

Indicated Stabilized Value	\$146,000,000
Deferred Maintenance	\$0
Lease-Up Discount	\$0
Value Indication	\$146,000,000
Rounded	\$146,000,000
Value Per SF	\$210.64

Compiled by CBRE

INCOME CAPITALIZATION APPROACH

The following map and table summarize the comparable data used in the valuation of the subject. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE OFFICE RENTALS												
Comp. No.	Property Name and Location	Year Built	Occ.	NRA (\$F)	Quoted Rental Rate	Expense Basis	Pass Thru/ Stop Amt.	Tenant Name	Lease Area (\$F)	Lease Date	Lease Term	Base Rent
1	181 West Madison Building 181 West Madison Street, Chicago, IL	1990	87%	936,366	\$23.00 PSF	NNN	\$18.52 PSF	Quantitative Risk Mgmt	68,221	Jan-13	5.0 Yrs.	\$24.50 PSF
								Blake Cassels & Graydon	3,601	Jul-12	2.0 Yrs.	\$22.75 PSF
								Marmon Group	44,000	Sep-07	15.0 Yrs.	\$21.00 PSF
								Quoted	---	---	---	\$23.00 PSF
2	230 West Monroe 230 West Monroe Street, Chicago, IL	1971	88%	623,524	\$20.00 PSF	NNN	12.77	Singh & Associates	5,027	Jul-12	10.0 Yrs.	\$16.00 PSF
								Allison Slutsky & Kennedy	5,603	Jan-11	4.4 Yrs.	\$16.50 PSF
								Principal Valuation	2,979	Jan-10	7.0 Yrs.	\$18.00 PSF
								Quoted	---	---	---	\$20.00 PSF
3	30 South Wacker Drive 30 South Wacker Drive, Chicago, IL	1983	85%	1,200,000	\$24.00 PSF	NNN	14.66	Fisher & Phillips	10,099	Aug-12	14.0 Yrs.	\$25.00 PSF
								Pastec	9,147	Jan-11	8.0 Yrs.	\$20.00 PSF
								BP Trading	240,000	Apr-10	10.0 Yrs.	\$24.50 PSF
								Quoted	---	---	---	\$24.00 PSF
4	One South Wacker Building 1 South Wacker Drive, Chicago, IL	1982	79%	1,164,000	\$18.00 PSF	NNN	12.31	Hayes	10,745	Jan-11	10.0 Yrs.	\$18.00 PSF
								Crum & Forster	17,198	Oct-10	15.0 Yrs.	\$15.50 PSF
								Tetra Tech	26,363	Jul-09	5.5 Yrs.	\$18.00 PSF
								Quoted	---	---	---	\$18.00 PSF
5	180 North LaSalle 180 N. LaSalle Street, Chicago, IL	1971	86%	770,191	\$18.00 PSF	NNN	13.74	Worsek & Vihon LLP	9,619	Jan-12	7.3 Yrs.	\$16.00 PSF
								Robbins Salomon & Pratt	18,832	Oct-11	11.0 Yrs.	\$16.50 PSF
								Sorman & Frankel	5,896	Jan-11	11.0 Yrs.	\$17.00 PSF
								Sprintcom, Inc. (retail)	3,656	Apr-10	5.0 Yrs.	\$82.50 PSF
6	Madison Plaza 200 West Madison Street, Chicago, IL	1982	90%	915,247	\$21.00 PSF	NNN	13.12	Quoted	---	---	---	\$18.00 PSF
								Initiate Systems	46,787	Oct-14	5.0 Yrs.	\$22.50 PSF
								Priceline.com Inc	4,938	Jan-12	5.5 Yrs.	\$17.00 PSF
								Quoted	---	---	---	\$21.00 PSF
7	55 West Monroe Building 55 West Monroe Street, Chicago, IL	1981	74%	806,000	\$17.00 PSF	NNN	10.87	Kravolec & Marquard Chart	7,580	Apr-11	5.0 Yrs.	\$17.00 PSF
								American Diabetes Associa	6,253	Jan-11	5.0 Yrs.	\$18.00 PSF
								Quoted	---	---	---	\$17.00 PSF
								IPXI	3,932	Mar-12	5.0 Yrs.	\$18.00 PSF
8	Chase Plaza 10 S. LaSalle Street, Chicago, IL	1986	98%	733,633	\$19.00 PSF	Net	13.95	Chicago Title & Trust Co.	84,043	Jan-12	7.0 Yrs.	\$29.00 PSF
								Quoted	---	---	---	\$19.00 PSF
Subj.	2 North LaSalle Street 2 North LaSalle Street, Chicago, Illinois	1979	88%	693,129	---	---	---					---
Compiled by CBRE												

The rentals utilized represent the best data available pertaining to similar office properties for comparison with the subject. They were selected from our research within the Chicago CBD with a focus on properties within the subject's Central Loop submarket and surrounding area. Special consideration was given to Class A high-rise buildings near the subject's age. Based on our analysis of the local market area, these properties best represent the subject given the prevailing market conditions.

These comparables were chosen based upon their similarity in physical and financial characteristics in regard to both the property and the lease transaction presented. Further the comparables were seen to be the best representation of similar space to that available at the subject. Additionally the recently signed leases or asking rents are near the recent leases and in place rents of the subject property. The comparables selected were completed between 1971 and 1990, compared to the subject that was completed in 1979. The rentable area for the comparables has a range from 623,524 to 1,200,000 feet compared to the subject which contains 693,129 square feet. Further detail of the specific properties and lease transactions utilized in our analysis is also summarized on the following pages. Additional detail regarding the comparable rentals can be found in the addenda of this report.

The following table shows a summary of the space allocation for the subject.

MARKET RENT CATEGORIES	
Space Allocation	Size
Office Space	656,739 SF
Ground Floor Retail Corner	9,139 SF
Ground Floor Retail	8,580 SF
Storage	18,671 SF
Compiled by CBRE	

DISCUSSION/ANALYSIS OF RENT COMPARABLES

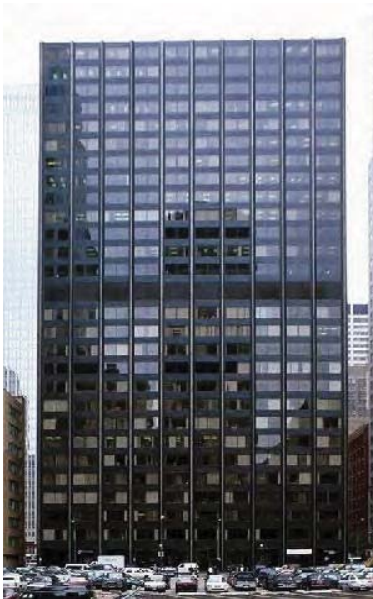
Rent Comparable One



181 West Madison Street is a 936,366-square-foot, 50-story, Class A office tower developed in 1990 and designed by Cesar Pelli & Associates. The energy star labeled property is located at the southeast corner of Madison and Wells Streets in the Central Loop submarket. The Class A property's amenities include underground parking, food service, atrium, conference facilities, on-site property management, and ground floor retail. This comparable is currently 87.2% leased and sizable tenants include Marmon Group and Quantitative Risk Management. The current asking rents range from \$21.00-\$25.00 (office) to \$254.00 (retail) per square foot on a net basis (expenses estimated at \$18.42 per square foot) for spaces ranging in size from 5,525 to 22,284 square feet. The most recent lease was renewed by the Quantitative Risk Management at \$24.50 per square foot for 68,221 square feet over a five year term. This lease is to commence January 2013 and includes a tenant improvement allowance of \$27.50 per square foot, annual rent

increases are flat and rent abatement of 5months gross rent.

Rent Comparable Two



230 West Monroe is a recently renovated, 29-story international style office tower located in the Chicago CBD's West Loop submarket. Originally constructed in 1971, the 623,524 rentable square foot building is 90% leased with upcoming lease expirations providing an opportunity for a new investor to reposition the tenancy at the property. The Property underwent a lobby renovation, retail expansion and elevator modernization in 2003. The new lobby features cherry and sapele paneling and depicts paintings by artist Hiro Yokose in oil and beeswax. Amenities include a convenience store, corner lot, fitness center, food service, and on-site management. The property was sold in August 2012 for consideration of \$91,300,000 or approximately \$146 per square foot. Based on the in place income, the capitalization rate for this transaction was 8.7%. Asking rental rates at this property are around

\$20.00 per square foot on a NNN basis with approximately \$12.77 per square foot in expense pass-throughs. Tenant improvements are \$20.00-\$40.00 for new leases and include 1 free month of rent per lease term year.

Rent Comparable Three



This comparable is the second tower of the former Chicago Board of Trade building (10 and 30 South Wacker Drive). This is 30 South Wacker Drive, which is comprised of 40 stories and 1,131,622 square feet of net rentable area. The building was developed in 1983 and features below grade parking as well as sizable trading floor areas. One of the largest new tenants is BP Trading with 240,000 square feet, which will be leased April 2010. This lease has a ten year term and a base rent of \$24.50 per square foot. 30 South Wacker is currently 87% leased. Current asking rents range from \$23.00 to \$25.00 per square foot, net. Recent leases range in rents from \$20.50 to \$27.25 per square foot for five to ten year terms. The most recent lease we have data on features base rent of \$20.00 per square foot on a NNN basis with \$0.50 annual

escalations and 10 months of gross rent abatement. The lease was signed with an eight-year term and the tenant was granted a \$51.00 per square foot work allowance.

Rent Comparable Four



This comparable represents a Class A multi-tenant office building built in 1982. It is located in the West Loop submarket within the Chicago CBD. It is located on the southeast corner of Madison and Wacker Drive. Some major amenities to this building are banking services, sundry store, food court, restaurant and travel agency. The estimated 2011 pass through expenses are \$11.27. The property is currently 77.3% occupied and there is both direct and sublet space available in the building ranging in price from \$24.00 per square foot on a gross basis to between \$15.00 and \$20.00 per square foot on a triple net basis. Recent leasing at this property includes a new lease with Hayes for 10,745 square feet for a 10-year term with base rent of \$18.00 on a triple net basis with 8-months of rent abatement and \$50.00 in tenant improvements. This lease also includes 3.0% annual rent escalations. Additionally, Crum & Forster leased 17,198 square feet for 15 years at \$15.50 per square foot with 13 months abated and 3.0% per year increases. The tenant improvement allowance provided is \$81.00 per square foot.

Rent Comparable Five



This class A multitenant office building is located at 180 North LaSalle Street (located at the southwest corner of North LaSalle Street and West Lake Street) in the Central Loop submarket of downtown Chicago, Illinois. Amenities include a conferencing facility, convenience store, food service, and travel agency. This building also features covered parking. The property contains a total of 770,191 square feet of rentable area across 38 stories. Currently the property is 86% leased with asking rent on the vacant office space ranging from \$15.00 to \$18.00 per square foot on a NNN basis. The office building was developed in 1971, renovated in 1999, and is situated upon a 0.76 acre site (33,106 square feet). The most recent lease available at the property was signed in October 2011 for 18,832 square feet of space over an 11 year term. The lease included 13 months of gross rent abatement, \$35.00 per square foot in tenant improvements and \$0.50 annual rent bumps.

Rent Comparable Six



Madison Plaza is a 915,247 SF, 45-story, Class-A multi-tenant office building, built in 1982. It is located on the northwest corner of Wells and Madison in Chicago's West Loop office submarket. Major amenities to this building include conference facility, food service and close proximity to public transportation, securities trading centers, retail and dining facilities and cultural institutions. At the time of survey, this comparable was 89% occupied. Asking rates are between \$17.00 to \$25.00 per square foot on a triple net basis over a five to ten year term. Typically 2.5% annual escalations are included in the leases. The most recent lease information available was for a renewal of 46,787 square feet for a 5-year term. This lease was signed with base rent of \$22.50 on a triple net basis with 2.5% annual escalations. Additionally the lease included \$18.75 per square with 6 months of gross rent abatement.

Rent Comparable Seven



This comparable represents a Class A office building located in the Central Loop office submarket. The building was designed by Helmut Jahn and was completed in 1980. The original design for the project called another twin tower to be constructed at Clark and Monroe however this plan was never completed. The property features 807,822 square feet of net rentable area across the 40 floors. According to the property manager the building is currently 74% leased with asking rates for the vacant space between \$17.00-\$19.50 per square foot on a triple net basis. The property was renovated in 2002, which included upgrades to the lobby, elevators and common areas. Although the renovations helped update the property, the office has been known to have compromised window lines as the lines along the north façade are much higher and allow less sunlight. In April 2011 a 7,580 square foot lease with base rent of \$17.00 on a triple net basis over a 5-year term was signed. This lease included \$20.00 in tenant improvements and 8-months of rent abatement. Additionally a 6,253 square foot lease was signed in January 2011 for \$18.00 per square foot on a triple net basis with \$18.00 in tenant improvements and \$0.50 annual bumps over a 5-year term. The property sold for \$136,000,000 or \$168.34 per square foot in December 2011. The building was purchased by Chicago based real estate investment firm Hearn Co. The overall capitalization rate for this transaction is 7.33% based on a net operating income of \$9,967,145 or \$12.37 per square foot.

Rent Comparable Eight

This comparable represents a 733,633-square-foot, Class B other office property at 10 S. LaSalle Street, Chicago, IL. This building is located at the southwest corner of LaSalle Street and Madison Street, in the Central Loop office submarket. The typical floor size is about 21,000 square feet. The 37-story improvements were originally constructed in 1986 and were considered in average condition at the time of our research. The structure's exterior walls depict glass construction components. According to a representative for this property, asking base rent is \$19.00 per square foot annually, based upon a typical lease term of 84 months. Expenses are based upon a Net structure with a pass-thru amount of \$13.95. 7 months of free rent and a tenant improvement allowance of \$5.00-\$35.00 per square foot are typically provided. The property is currently 98.2% leased.

Retail Rental Comparables**DOWNTOWN GROUND FLOOR RETAIL LEASES**

Name / Address	Submarket	Tenant	Lease Start	Size SF	Contract Rate \$/SF/YR	Term (Mos.)	Expenses
Block 37 - 108 N. State	Central Loop	Puma	Nov-09	7,946	\$69.00	120	NNN
Three First National Plaza	Central Loop	AT&T Mobility	Aug-09	4,813	\$50.00	119	NNN
	Central Loop	Madison Mojo	Jun-09	1,135	\$49.92	119	NNN
300 North LaSalle Office	Central Loop	Chicago Cut Steakhouse	Mar-09	7,695	\$30.00	185	NNN
55 West Monroe	Central Loop	Caribou Coffee	Dec-11	1,200	\$72.50	60	NNN
353 N Clark Street	Central Loop	Black Fin	Jun-11	10,500	\$40.00	120	Gross
		New Italian Concept	Jun-11	9,000	\$40.00	120	Gross
180 N. Michigan	East Loop	Noodles & Company	Aug-08	3,341	\$80.00	120	NNN
11 East Adams	East Loop	New Era	Nov-11	4,550	\$87.91	120	NNN
310 S. Michigan	East Loop	Chase Bank	Sep-11	4,369	\$85.00	120	NNN
	East Loop	My Café	Sep-11	1,888	\$70.00	120	NNN
151 N. Michigan	East Loop	Asking	May-11	1,700	\$75.00	120	NNN
	East Loop	Hot Woks Cool Sushi	Jul-10	3025	\$40.00	120	NNN
	East Loop	Clear Wireless	Jun-10	2,768	\$120.00	120	NNN
320 N. Michigan	East Loop	Bye Bye Chicago	Jun-09	1,500	\$120.00	120	NNN
400 North Dearborn Street	River North	Einstein Bros. Bagels	Dec-07	3,850	\$46.00	120	NNN
51 West Hubbard Street	River North	Hub 51	Nov-07	10,900	\$35.16	100	NNN
350 N. Clark Street	River North	AT&T	Apr-10	3,707	\$57.00	120	NNN
		Protein Bar	Nov-10	1,710	\$52.50	120	NNN
26 W Hubbard	River North	Howl at the Moon	Jun-10	5,300	\$56.40	120	NNN
Marina City	River North	Tortoise Club	Jan-12	5,708	\$43.00	120	NNN
360 N State Street	River North	RAM Restaurant Group	Jan-12	9,500	\$52.50	120	NNN
220 W Kinzie	River North	218 Kinzie Restaurant LLC	May-12	3,168	\$50.91	120	NNN
40 W Hubbard Street	River North	Ruth's Chris	Jun-10	14,624	\$42.66	120	NNN
400 N LaSalle	River North	Hannah's Bretzel	Sep-11	2,945	\$34.75	132	NNN
161 W Kinzie	River North	Smith and Wells	Jun-11	9,800	\$38.00	120	NNN
200 West Jackson	West Loop	Rupak Corporation	NA	NA	\$83.73	112	NNN
300 West Adams	West Loop	PNC Bank	Oct-09	3,796	\$71.75	180	NNN
	West Loop	Roti Mediterranean Grill	Oct-09	2,879	\$38.25	120	NNN
Low of the Sample				1,135	\$30.00	60	
High of the Sample				14,624	\$120.00	185	
Mean of the Sample				5,048	\$60.51	122	

Complied by CBRE, Inc.

The subject's retail space is well within the parameters indicated by the market (currently \$30.00 to \$120.00 per square foot). Additionally the vast majority of the ground floor retail leases in the CBD are signed with net reimbursements. Given the relative amount of ground floor retail space within comparable buildings, we have concluded a market rent at the lower-end of the range.

SUBJECT RENTAL INFORMATION

The following chart shows the subject's most recent contract rates plus quoted rates by management representatives.

SUMMARY OF RECENT LEASES											
Tenant	New/ Renewal	Term (Mo.)	Commence Date	Size (SF)	Rental Rate		Free Rent	Expense Reimb.	TIs \$/SF	TIs Total \$	
Asking Rates											
Vacant Space	New	60	---	79,093	\$18.00	\$1,423,674	Yes	Yes	NNN	\$25.00	\$1,977,325
Actual Leases											
Levenfeld	Renewal	60	Apr-13	53,175	\$16.85	\$895,999	Yes	Yes	NNN	\$29.38	\$1,562,282
Mission Measurement	Renewal	60	Nov-12	4,083	\$17.75	\$72,473	No	No	NNN	\$0.00	\$0
Gregorio	Renewal	87	Mar-13	3,557	\$17.75	\$63,137	Yes	Yes	NNN	\$20.00	\$71,140
IL Careerpath	Renewal	3	Jul-12	2,592	\$23.10	\$59,875	No	No	Gross	\$0.00	\$0
Subtotal Actual Leases				63,407	\$17.21	\$1,091,484				\$25.76	\$1,633,422
Compiled by CBRE											

Current asking rates are generally in line with the most recently signed leases. Tenant improvement allowances ranged from “as is” to an upper limit of \$45.00 per square foot, while concessions were offered to most tenants. Lease terms averaged approximately 5 years, which appear consistent with market terms. Additionally, the majority of these recently signed leases were signed as triple net leases.

MARKET RENT ESTIMATE

The most recently executed leases within the subject have typically been consistent with trends exhibited in the competitive market and by the rent comparables.

The most recently executed leases within the subject have typically been consistent with trends exhibited in the competitive market and by the rent comparables.

The subject’s office space currently has an asking rent of \$18.00 to \$20.00 per square foot according to the leasing agent, which is well within the parameters indicated by the market (currently \$18.00 to \$24.00 per square foot), while contract rates are generally lower (\$12.50 to \$27.25 per square foot). The majority of the contract rents however fall between \$16.00 and \$27.00 per square foot. Given that the subject has seen a slight downward trend in occupancy, along with the range of recent leasing activity of the subject, we have concluded a market rent for this space near the middle of the range.

Base Rental Rate

The estimate of base rental rates is shown in the following chart.

BASE RENTAL RATES

Category	Office Space	Ground Floor Retail Corner	Ground Floor Retail	Storage
Subject's Quoted Terms	\$18.00	N/A	N/A	\$16.00
Rent Comparable Data	\$14.00 - \$25.00	\$80.00 - \$120.00	\$30.00 - \$95.00	\$10.00 - \$16.00
CBRE Estimate	\$18.00	\$100.00	\$75.00	\$12.00
Compiled by CBRE				

Concessions

The estimate of concessions is shown in the following chart.

CONCESSIONS

Category	Office Space	Ground Floor Retail Corner	Ground Floor Retail	Storage
Subject's Quoted Terms	1 mo./yr.	1-2 mo./term	1-2 mo./term	None
Rent Comparable Data	1 mo./yr.	1-2 mo./term	1-2 mo./term	None
CBRE Estimate - YRS 1 & 2	1 mo./yr.	2 mo./term	2 mo./term	None
CBRE Estimate - YRS 3 on	1/2 mo./yr.	2 mo./term	2 mo./term	None
Compiled by CBRE				

Reimbursements

The estimate of reimbursements is shown in the following chart.

REIMBURSEMENTS

Category	Office Space	Ground Floor Retail Corner	Ground Floor Retail	Storage
Subject's Quoted Terms	NNN	NNN	NNN	None
Rent Comparable Data	NNN	NNN	NNN	None
CBRE Estimate	NNN	NNN	NNN	None
Compiled by CBRE				

Escalations

At the present time, annual escalations in the range of 2.0% to 3.0% are common in the local market. As such, we have concluded market rental escalations of 3.0% annually over the term of the lease.

Tenant Improvements

The estimate of tenant improvements is shown in the following chart.

TENANT IMPROVEMENTS				
Category	Office Space	Ground Floor Retail Corner	Ground Floor Retail	Storage
Rent Comparable Data				
New Tenants	\$10.00 - \$50.00	\$5.00 - \$25.00	\$5.00 - \$25.00	\$0.00
Renewals	\$0.00 - \$15.00	\$0.00 - \$10.00	\$0.00 - \$10.00	\$0.00
CBRE Estimate				
New Tenants	\$25.00	\$20.00	\$20.00	\$0.00
Renewals	\$10.00	\$5.00	\$5.00	\$0.00
Compiled by CBRE				

Lease Term

The estimate of lease terms is shown in the following chart.

LEASE TERM				
Category	Office Space	Ground Floor Retail Corner	Ground Floor Retail	Storage
Subject's Quoted Terms	3 - 10 YRS	3 - 10 YRS	3 - 10 YRS	3 - 10 YRS
Rent Comparable Data	3 - 10 YRS	5 - 15 YRS	5 - 15 YRS	5 YRS
CBRE Estimate	5 YRS	10 YRS	10 YRS	5 YRS
Compiled by CBRE				

MARKET RENT CONCLUSIONS

The following chart shows the market rent conclusions for the subject:

MARKET RENT CONCLUSIONS				
Category	Office Space	Ground Floor Retail Corner	Ground Floor Retail	Storage
NRA (SF)	656,739	9,139	8,580	18,671
Percent of Total SF	94.7%	1.3%	1.2%	2.7%
Market Rent (\$/SF/Yr.)	\$18.00	\$100.00	\$75.00	\$12.00
Concessions - YRS 1 & 2	1 mo./yr.	2 mo./term	2 mo./term	None
Concessions - YR 3 on	1/2 mo./yr.	2 mo./term	2 mo./term	None
Reimbursements	NNN	NNN	NNN	None
Annual Escalation	3.0%	3.0%	3.0%	None
Tenant Improvements (New Tenants)	\$25.00	\$20.00	\$20.00	\$0.00
Tenant Improvements (Renewals)	\$10.00	\$5.00	\$5.00	\$0.00
Average Lease Term	5 Years	10 Years	10 Years	5 Years
Compiled by CBRE				

RENT ROLL ANALYSIS

The subject's rent roll is illustrated as follows:

RENT ROLL ANALYSIS								
Suite No.	Tenant	Lease Start	Lease Expiration	Term (Mos.)	Size (NRA) SF	% Total	Contract Rental Rate \$/SF/Yr.	Rental Rate \$/Yr.
0120	JPMorgan Chase	Mar-08	Feb-24	192	3,795	0.5%	\$95.00	\$360,525
0130	Satish Prithada	Nov-10	Oct-15	60	767	0.1%	\$43.14	\$33,088
0140	Syd Jerome	Apr-10	Mar-17	84	3,363	0.5%	\$75.00	\$252,225
LL	Syd Jerome-Strg	Apr-10	Mar-17	84	2,496	0.4%	\$22.00	\$54,912
0150	FedEx	Apr-11	Mar-13	24	1,981	0.3%	\$93.42	\$185,065
0150	FedEx-RENEWAL	Apr-13	Mar-17	48	1,981	0.3%	\$84.81	\$168,009
0155	Eye Level	Feb-11	Jan-16	60	1,728	0.2%	\$24.21	\$41,835
LL	Eye Level-Strg	Feb-11	Jan-16	60	608	0.1%	\$24.20	\$14,714
0160	Baci	Jul-11	Jun-16	60	6,085	0.9%	\$25.47	\$154,985
4,5,6	Harris Assocs	Dec-11	Nov-17	72	57,826	8.3%	\$12.80	\$740,173
LL04B	Harris Assocs-Strg	Dec-11	Nov-17	72	199	0.0%	\$11.13	\$2,215
LL14	Harris Assocs-Strg	Dec-11	Nov-17	72	283	0.0%	\$14.50	\$4,104
LL26	Harris Assocs-Strg	Dec-11	Nov-17	72	150	0.0%	\$14.50	\$2,175
LLL2	Harris Assocs-Strg	Dec-11	Nov-17	72	197	0.0%	\$11.13	\$2,193
0600	Burnes & Libman	Jul-10	Jun-15	60	3,504	0.5%	\$20.00	\$70,080
0650	IL Career	Jul-11	Jun-13	24	2,592	0.4%	\$23.10	\$59,875
0800	Cohen Financial	Jan-12	Jun-13	18	15,898	2.3%	\$15.82	\$251,506
LL15	Cohen Financial-Strg	Jan-12	Jun-13	18	400	0.1%	\$9.00	\$3,600
0850	Ares Mgmt	Jul-11	Jun-13	24	10,690	1.5%	\$15.82	\$169,116
9th FL	Ares Mgmt	Jul-11	Jun-13	24	9,543	1.4%	\$16.75	\$159,845
0950	Ares Mgmt	Jul-11	Jun-13	24	5,131	0.7%	\$18.50	\$94,924
LL30	Ares Mgmt-Strg	Jul-11	Jun-13	24	214	0.0%	\$21.00	\$4,494
0900	Crane & Norcross	Mar-11	Feb-16	60	12,261	1.8%	\$16.20	\$198,628
1000	Munich American	Nov-11	Oct-16	60	16,810	2.4%	\$20.00	\$336,200
1050/7	Bank of NY	May-11	Apr-17	72	36,469	5.3%	\$19.50	\$711,146
LL02	Bank of NY-Strg	May-11	Apr-17	72	1,545	0.2%	\$21.22	\$32,785
1100	Urgo & Nugent	Sep-11	Aug-14	36	11,426	1.6%	\$17.10	\$195,385
1110	Henke & Burke	Mar-11	Feb-17	72	4,121	0.6%	\$19.50	\$80,360
1120	**Mgmt Office	1	Dec-30	372	1,627	0.2%	\$0.00	\$0
1130	**Conference Center	1	Dec-30	372	713	0.1%	\$0.00	\$0
1140	IL Clean Energy	Jun-11	May-14	36	5,167	0.7%	\$17.94	\$92,696

Continued on Next Page

RENT ROLL ANALYSIS CONTINUED

1150	Mission Measure	Nov-11	Oct-13	24	4,083	0.6%	\$17.75	\$72,473
12&13	Levenfield Pearl	Apr-11	Mar-23	144	53,175	7.7%	\$15.75	\$837,506
1400	Grind	May-13	Apr-23	120	9,600	1.4%	\$21.00	\$201,600
1600	Pavalon & Gifford	Jan-12	Dec-14	36	8,075	1.2%	\$20.00	\$161,500
1615	Sullivan Report	Jun-11	May-17	72	5,446	0.8%	\$20.26	\$110,336
LL18	Sullivan Report-Strg	Jun-11	May-17	72	165	0.0%	\$41.58	\$6,861
1650	John Gregoric	Jun-12	May-20	96	3,557	0.5%	\$17.75	\$63,137
LL17	John Gregoric-Strg	Mar-11	Feb-13	24	143	0.0%	\$18.00	\$2,574
1803	Mega Intl	Apr-11	Mar-15	48	4,627	0.7%	\$18.50	\$85,600
LL07	Mega Intl-Strg	Apr-11	Mar-15	48	659	0.1%	\$12.00	\$7,908
1804	**LaSalle St	1	Dec-30	372	700	0.1%	\$16.50	\$11,550
1810	Berlitz	Nov-11	Oct-13	24	3,471	0.5%	\$15.25	\$52,933
16-23	Neal, Gerber	Jun-11	May-20	108	179,245	25.9%	\$14.54	\$2,606,222
LL6/10	Neal, Gerber-Strg	Jun-11	May-20	108	9,412	1.4%	\$11.02	\$103,720
0420	Hartford Fire-RENEWAL	Jan-13	Dec-17	60	9,230	1.3%	\$14.06	\$129,774
2510	Hartford Fire-RENEWAL	Jan-13	Dec-17	60	7,993	1.2%	\$18.50	\$147,871
2600	Hartford Fire-RENEWAL	Jan-13	Dec-17	60	27,095	3.9%	\$19.15	\$518,869
MZ/2/4	Computershare	Aug-11	Jul-16	60	77,390	11.2%	\$18.25	\$1,412,368
Occupied Subtotals					623,636	90.0%	\$17.65	\$11,009,656
Vacant				---	69,493	10.0%	\$18.00	\$1,250,874
Vacant Subtotals					69,493	10.0%	\$18.00	\$1,250,874
Property Totals - Contract Rent					693,129	100.0%	\$17.69	\$12,260,530
Property Totals - Market Rent					693,129	100.0%	\$19.63	\$13,602,754

Anticipated Changes/Rollover to Rent Roll

The leasing agent and building manager reported no significant anticipated changes to the rent roll due to tenant defaults and/or non-renewals (other than ComputerShare downsizing by 26,376 square feet at the end of June 2013) or major new leasing activity. The following proposals are outstanding:

Proposals/Activity:	Status (1-5)	Suite	RSF	Type - New/Renew/Exp	Proposed Start Date	Lease Term (Months)	Initial Lease Rate	Free Rent (Months)	TISF	LC/SF
Grand	2	1400	9,600	New						
Cohen Financial	2	800	16,390	Renew	7/1/2013	120	\$17.50	12 mths G	\$30.00	\$17.50
Mission Measurement	2	1400	9,600	Renew/Exp	11/1/2013	89	\$21.00	5 mths G + 5 G on 3000 SF	\$35.00	\$12.98
Fed Ex	5	155	1,981	Renew	4/1/2012	48	\$84.81	3 mths net	\$0.00	\$6.99
Harris Associates	2	4-6	59,742	Renew	1/1/2014	120	\$12.80	6 mths G	\$25.00	\$10.65
Harris Associates	2	24-25	47,774	Renew	1/1/2014	120	\$19.50	6 mths G	\$50.00	\$10.65
Chicago Public Education Fund	3	1805	6,266	New	3/1/2013	48	\$18.25	4 mths G	\$25.00	\$7.00
Bank of New York Mellon	1	700/1050	36,469	Renew	5/1/2017	36				
Jeffrey Goldberg Law Offices	1	850	11,129	New	6/1/2014	88	\$18.00	4 mths G	\$30.00	\$12.83
Cleversafe	1	300 6th floor	30,000	New						
IL Clean Energy	1	1140	4,943	Renew	6/1/2014	48				
Subtotal			233,894	33.71% of the building						

Lease Expiration Schedule

The subject's scheduled lease expiration for the holding period is shown as follows:

LEASE EXPIRATION SCHEDULE

Year	Ending	----- Annual -----		----- Cumulative -----	
		Sq. Ft.	% of Total	Sq. Ft.	% of Total
Year 1	Dec-13	54,146	7.81%	54,146	7.81%
Year 2	Dec-14	24,668	3.56%	78,814	11.37%
Year 3	Dec-15	9,557	1.38%	88,371	12.75%
Year 4	Dec-16	114,882	16.57%	203,253	29.32%
Year 5	Dec-17	158,559	22.88%	361,812	52.20%
Year 6	Dec-18	0	0.00%	361,812	52.20%
Year 7	Dec-19	2,200	0.32%	364,012	52.52%
Year 8	Dec-20	192,214	27.73%	556,226	80.25%
Year 9	Dec-21	0	0.00%	556,226	80.25%
Year 10	Dec-22	0	0.00%	556,226	80.25%
Year 11	Dec-23	53,175	7.67%	609,401	87.92%

Compiled by CBRE

Lease expiration/rollover for the subject appears to be low and balanced during the immediate future. Approximately 8% of the subject's space is scheduled for expiration in Year 1, 4% in Year 2 and 1% in Year 3. The largest space rollover is scheduled to occur in Year 7 when approximately 28% of the subject's leased space will expire. These rollovers may be viewed in the Argus supporting schedule for lease expiration.

POTENTIAL RENTAL INCOME CONCLUSION

Within this analysis, potential rental income is estimated based upon the actual income in-place and the market rental income applied to currently vacant spaces. This method of calculating rental income is most prevalent in the local market and is consistent with the method used to derive overall capitalization rates from the comparable sales data.

OPERATING HISTORY

The following table presents the available operating data for the subject.

OPERATING HISTORY										
Year-Occupancy	2010	94.3%	2011	88.3%	2012	88.3%	2013 Budget	90.0%	CBRE	87.5%
	Total	\$/SF	Total	\$/SF	Annualized	\$/SF	Total	\$/SF	Estimate	\$/SF
Income										
Rental Income	\$9,496,519	\$13.70	\$9,937,866	\$14.34	\$9,678,137	\$13.96	\$9,354,580	\$13.50	\$10,702,764	\$15.44
Other Income	304,560	0.44	336,737	0.49	318,883	0.46	266,904	0.39	275,000	0.40
Expense Reimbursements	8,060,598	11.63	7,063,188	10.19	8,815,669	12.72	7,238,642	10.44	7,201,715	10.39
Effective Gross Income	\$17,861,677	\$25.77	\$17,337,792	\$25.01	\$18,812,689	\$27.14	\$16,860,126	\$24.32	\$18,179,478	\$26.23
Expenses										
Real Estate Taxes	\$3,735,869	\$5.39	\$3,867,124	\$5.58	\$4,029,806	\$5.81	\$3,998,491	\$5.77	\$3,998,491	\$5.77
Property Insurance	116,992	0.17	80,074	0.12	141,927	0.20	124,285	0.18	138,626	0.20
Utilities	1,056,606	1.52	972,927	1.40	906,483	1.31	923,736	1.33	935,724	1.35
General Operating	505,952	0.73	384,055	0.55	389,265	0.56	489,374	0.71	519,847	0.75
Repairs & Maintenance	600,498	0.87	715,743	1.03	773,045	1.12	720,166	1.04	866,411	1.25
Landscaping & Security	336,497	0.49	317,753	0.46	317,204	0.46	368,971	0.53	346,565	0.50
Janitorial	1,027,317	1.48	966,526	1.39	885,483	1.28	1,010,716	1.46	970,381	1.40
Management Fee ¹	477,438	0.69	464,244	0.67	462,069	0.67	446,432	0.64	454,487	0.66
Nonreimbursible Landlord Expense	22,813	0.03	25,201	0.04	23,112	0.03	28,345	0.04	34,656	0.05
Operating Expenses	\$7,879,982	\$11.37	\$7,793,648	\$11.24	\$7,928,394	\$11.44	\$8,110,516	\$11.70	\$8,265,187	\$11.92
Net Operating Income	\$9,981,695	\$14.40	\$9,544,144	\$13.77	\$10,884,294	\$15.70	\$8,749,610	\$12.62	\$9,914,291	\$14.30
¹ (Mgmt. typically analyzed as a % of EGI) 2.7% 2.7% 2.5% 2.6% 2.5% Annualized Amounts Represent _____										
Source: Operating statements										

VACANCY

The subject's estimated stabilized occupancy rate was previously discussed in the market analysis. The subject's vacancy is detailed as follows:

VACANCY	
Year	% PGI
2010	6%
2011	12%
2012 Annualized	12%
2013 Budget	10%
Current	12%
CBRE Estimate	10%
Compiled by CBRE	

In the discounted cash flow analysis the vacancy is made up of 9 months vacancy when a tenant lease expires weighted by the renewal probability plus permanent vacancy of 50,000 square feet that remains vacant during the holding period.

CREDIT LOSS

The credit loss estimate is an allowance for nonpayment of rent or other income. The subject's credit loss is detailed as follows:

CREDIT LOSS	
Year	% PGI
CBRE Estimate	0.5%
Compiled by CBRE	

OTHER INCOME

Other income is supplemental to that derived from leasing of the improvements. This includes categories such as forfeited deposits, antennae income, late charges, after hour utility charges, et cetera. The subject's ancillary income is detailed as follows:

OTHER INCOME		
Year	Total	\$/SF
2010	\$304,560	\$0.44
2011	\$336,737	\$0.49
2012 Annualized	\$318,883	\$0.46
2013 Budget	\$266,904	\$0.39
CBRE Estimate	\$275,000	\$0.40
Compiled by CBRE		

The primary source of other income is storage and antenna income. The subject's recent historical and budgeted amounts vary. The most recent year annualized is consistent with our pro forma estimate and we have therefore concluded the subject's pro forma estimate in line with the annualized current year number.

EXPENSE REIMBURSEMENTS

The subject's leases are a mixture of triple net, full service and base year structure. Those expenses considered to be eligible for reimbursement for the triple net and base year leases are as follows:

Expenses Eligible for Reimbursement:
<i>Real Estate Taxes</i>
<i>Property Insurance</i>
<i>Utilities</i>
<i>General Operating</i>
<i>Repairs & Maintenance</i>
<i>Landscaping & Security</i>
<i>Janitorial</i>
<i>Management Fee</i>

The subject's expense reimbursements are detailed as follows:

EXPENSE REIMBURSEMENTS		
Year	Total	\$/SF
2010	\$8,060,598	\$11.63
2011	\$7,063,188	\$10.19
2012 Annualized	\$8,815,669	\$12.72
2013 Budget	\$7,238,642	\$10.44
CBRE Estimate	\$7,408,009	\$10.69
Compiled by CBRE		

EFFECTIVE GROSS INCOME

The subject's effective gross income is detailed as follows:

EFFECTIVE GROSS INCOME		
Year	Total	% Change
2010	\$17,861,677	---
2011	\$17,337,792	-3%
2012 Annualized	\$18,812,689	9%
2013 Budget	\$16,860,126	-10%
CBRE Estimate	\$18,656,183	11%
Compiled by CBRE		

Our pro forma estimate is approximately slightly lower than the most recent full year due to our estimate as a representation of the subject at stabilized occupancy. As demonstrated, our estimate is in line with the subject's historical operation at stabilized levels and therefore deemed reasonable.

OPERATING EXPENSE ANALYSIS

Expense Comparables

The following chart summarizes expenses obtained from recognized industry publications and/or comparable properties.

EXPENSE COMPARABLES			
Comparable Number	1	2	3
Location	Chicago CBD	Chicago CBD	Chicago CBD
Year Built	1981	1983	1984
NRA (SF)	804,627	857,558	645,170
Expense Year	2011 Annualized	2013 Budget	2012 Budget
Effective Gross Income	\$21.73	\$26.82	\$24.43
Expenses	\$/SF	\$/SF	\$/SF
Real Estate Taxes	\$4.28	\$6.17	\$5.78
Property Insurance	0.18	0.19	0.13
Utilities	1.48	1.09	1.75
General Operating	0.76	1.94	0.43
Repairs & Maintenance	1.42	1.19	0.92
Landscaping & Security	0.58	1.76	0.53
Janitorial	1.29	1.67	1.53
Management Fee ¹	0.36	0.81	0.41
Nonreimbursible Landlord Expense	0.01	0.41	-
Operating Expenses	\$10.36	\$15.24	\$11.48 ²
Operating Expense Ratio	47.7%	56.8%	47.0%
¹ (Mgmt. typically analyzed as a % of EGI)	1.7%	3.0%	1.7%
² The median total differs from the sum of the individual amounts.			
Compiled by CBRE			

The following subsections represent the analysis for the pro forma estimate of each category of the subject's stabilized expenses.

Real Estate Taxes

The real estate taxes for the subject were previously discussed. The subject's expense is detailed as follows:

REAL ESTATE TAXES		
Year	Total	\$/SF
2010	\$3,735,869	\$5.39
2011	\$3,867,124	\$5.58
2012 Annualized	\$4,029,806	\$5.81
2013 Budget	\$3,998,491	\$5.77
Expense Comparable 1	N/A	\$4.28
Expense Comparable 2	N/A	\$6.17
Expense Comparable 3	N/A	\$5.78
CBRE Estimate	\$3,998,491	\$5.77
Compiled by CBRE		

Please refer to the Tax Assessment section of this report for a complete summary of the estimated tax liability.

Property Insurance

Property insurance expenses typically include fire and extended coverage and owner's liability coverage. The subject's expense is detailed as follows:

PROPERTY INSURANCE		
Year	Total	\$/SF
2010	\$116,992	\$0.17
2011	\$80,074	\$0.12
2012 Annualized	\$141,927	\$0.20
2013 Budget	\$124,285	\$0.18
Expense Comparable 1	N/A	\$0.18
Expense Comparable 2	N/A	\$0.19
Expense Comparable 3	N/A	\$0.13
CBRE Estimate	\$138,626	\$0.20
Compiled by CBRE		

Our estimate is consistent with other properties operating in the area and generally supported by the available historical and budgeted financial data.

Utilities

Utilities expenses typically include electricity, natural gas, water, sewer and trash removal. The subject's expense is detailed as follows:

UTILITIES		
Year	Total	\$/SF
2010	\$1,056,606	\$1.52
2011	\$972,927	\$1.40
2012 Annualized	\$906,483	\$1.31
2013 Budget	\$923,736	\$1.33
Expense Comparable 1	N/A	\$1.48
Expense Comparable 2	N/A	\$1.09
Expense Comparable 3	N/A	\$1.75
CBRE Estimate	\$935,724	\$1.35
Compiled by CBRE		

Given the nature of the utility expense, it is likely that the future expense will reflect the historical expense more closely. Additionally our estimate is generally supported by the available budgeted financial data.

General Operating

General operating expenses typically include all payroll and payroll related items for all directly-employed administrative personnel such as building managers, secretaries, and bookkeepers. Leasing personnel are not included nor are the salaries or fees for off-site management firm personnel and services. This expense category also typically includes administrative expenses such as legal costs pertaining to the operation of the building, telephone, supplies, furniture, temporary help, etc. The subject's expense is detailed as follows:

GENERAL OPERATING		
Year	Total	\$/SF
2010	\$505,952	\$0.73
2011	\$384,055	\$0.55
2012 Annualized	\$389,265	\$0.56
2013 Budget	\$489,374	\$0.71
Expense Comparable 1	N/A	\$0.76
Expense Comparable 2	N/A	\$1.94
Expense Comparable 3	N/A	\$0.43
CBRE Estimate	\$519,847	\$0.75
Compiled by CBRE		

The most recent full year is lower than the average of the expense comparables. Given the nature of the salaries and payroll taxes that are included in general operating, it is likely that the future expense will reflect the historical expense more closely. Additionally our estimate is generally supported by the available budgeted financial data.

Repairs and Maintenance

Repairs and maintenance expenses typically include all payroll and payroll related items for all directly employed maintenance personnel. This expense category also typically includes all outside maintenance service contracts and the cost of maintenance and repairs supplies. The subject's expense is detailed as follows:

REPAIRS & MAINTENANCE		
Year	Total	\$/SF
2010	\$600,498	\$0.87
2011	\$715,743	\$1.03
2012 Annualized	\$773,045	\$1.12
2013 Budget	\$720,166	\$1.04
Expense Comparable 1	N/A	\$1.42
Expense Comparable 2	N/A	\$1.19
Expense Comparable 3	N/A	\$0.92
CBRE Estimate	\$866,411	\$1.25
Compiled by CBRE		

Our estimate is consistent with other properties operating in the area and generally supported by the available historical and budgeted financial data.

Landscaping and Security

Landscaping and security expenses are typically handled through outside service contracts. The subject's expense is detailed as follows:

LANDSCAPING & SECURITY		
Year	Total	\$/SF
2010	\$336,497	\$0.49
2011	\$317,753	\$0.46
2012 Annualized	\$317,204	\$0.46
2013 Budget	\$368,971	\$0.53
Expense Comparable 1	N/A	\$0.58
Expense Comparable 2	N/A	\$1.76
Expense Comparable 3	N/A	\$0.53
CBRE Estimate	\$346,565	\$0.50
Compiled by CBRE		

Our estimate is consistent with other properties operating in the area and generally supported by the available historical and budgeted financial data.

Janitorial

Janitorial expenses typically include the outside service contract for cleaning. The subject's expense is detailed as follows:

JANITORIAL		
Year	Total	\$/SF
2010	\$1,027,317	\$1.48
2011	\$966,526	\$1.39
2012 Annualized	\$885,483	\$1.28
2013 Budget	\$1,010,716	\$1.46
Expense Comparable 1	N/A	\$1.29
Expense Comparable 2	N/A	\$1.67
Expense Comparable 3	N/A	\$1.53
CBRE Estimate	\$1,005,037	\$1.45
Compiled by CBRE		

The most recent full year is in line with the average of the expense comparables. Given that this expense is primarily related to pre-negotiated contracts and varies based on occupancy of the building, it is likely that the future expense will reflect the historical expense with proportional increases based on occupancy. Our estimate is generally supported by the available budgeted financial data slightly increased to reflect the stabilized occupancy.

Management Fee

Management expenses are typically negotiated as a percentage of collected revenues (i.e., effective gross income). The subject's expense is detailed as follows:

MANAGEMENT FEE		
Year	Total	% EGI
2010	\$477,438	2.7%
2011	\$464,244	2.7%
2012 Annualized	\$462,069	2.5%
2013 Budget	\$446,432	2.6%
CBRE Estimate	\$466,405	2.5%
Compiled by CBRE		

Professional management fees in the local market range from 2.0% to 5.0% for comparable properties. Historically, the subject has incurred a 2.7% management fee. Given the subject's size and the competitiveness of the local market area, we believe an appropriate management expense for the subject would be towards the lower end of the range.

Non-reimbursable

Non-reimbursable expenses typically include all ownership specific costs such as accounting, legal and space planning. The subject's expense is detailed as follows:

NONREIMBURSIBLE LANDLORD EXPENSE		
Year	Total	\$/SF
2010	\$22,813	\$0.03
2011	\$25,201	\$0.04
2012 Annualized	\$23,112	\$0.03
2013 Budget	\$28,345	\$0.04
Expense Comparable 1	N/A	\$0.01
Expense Comparable 2	N/A	\$0.41
Expense Comparable 3	N/A	\$0.00
CBRE Estimate	\$34,656	\$0.05
Compiled by CBRE		

Reserves for Replacement

Capital costs, also referred to as reserves for replacement, covers those costs associated with capital improvements including major repairs to the plumbing, electrical, HVAC and other mechanical systems, as well as the roof cover, and other structural components of the subject building and site improvements. Typically, a standard reserve for replacement expense is not deducted on an annual accounting basis, but rather paid on an as needed basis. However, for the purpose of this analysis, we had deducted an annual amount for reserves for replacement.

Reserves for replacement have been estimated based on discussions with knowledgeable market participants at \$0.25 per square foot. Reserves are implicitly considered in the overall rate and therefore are only used in the DCF analysis.

OPERATING EXPENSE CONCLUSION

The subject's expense is detailed as follows:

OPERATING EXPENSES		
Year	Total	\$/SF
2010	\$7,879,982	\$11.37
2011	\$7,793,648	\$11.24
2012 Annualized	\$7,928,394	\$11.44
2013 Budget	\$8,110,516	\$11.70
Expense Comparable 1	N/A	\$10.36
Expense Comparable 2	N/A	\$15.24
Expense Comparable 3	N/A	\$11.48
CBRE Estimate	\$8,311,762	\$11.99
Compiled by CBRE		

The subject's per square foot operating expense pro forma is in line with the total per square foot operating expenses indicated by the expense comparables. It also is supported by the actual operating history trend indicated above.

NET OPERATING INCOME CONCLUSION

The subject's net operating income is detailed as follows:

NET OPERATING INCOME		
Year	Total	\$/SF
2010	\$9,981,695	\$14.40
2011	\$9,544,144	\$13.77
2012 Annualized	\$10,884,294	\$15.70
2013 Budget	\$8,749,610	\$12.62
CBRE Estimate	\$10,344,422	\$14.92
Compiled by CBRE		

DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. The following subsections represent different techniques for deriving an overall capitalization rate for direct capitalization.

Comparable Sales

The overall capitalization rates (OARs) confirmed for the comparable sales analyzed in the sales comparison approach are as follows:

COMPARABLE CAPITALIZATION RATES				
Sale	Sale Date	Sale Price \$/SF	Occupancy	OAR
1	Nov-12	\$197.59	80%	6.22%
2	Aug-12	\$146.43	90%	8.70%
3	Jul-12	\$139.95	82%	8.00%
4	Apr-12	\$158.73	77%	6.83%
5	Apr-12	\$156.55	65%	5.85%
6	Jan-12	\$188.74	95%	7.75%
7	Dec-11	\$367.41	93%	6.20%
8	Dec-11	\$168.73	77%	7.33%
Indicated OAR:			88%	5.85%-8.70%
Compiled by: CBRE				

The overall capitalization rates for these sales were derived based upon the actual or pro-forma income characteristics of the property. All sales with the exception of Sale Seven and Sale Eight

occurred within the calendar year. Therefore, primary emphasis has been placed upon the more recent data, which is generally reflective of current market trends, interest rates, and buyer's expectations and motivation in the market. Each of these sales shows a similar tenancy structure with regard to stability and credit rating, whereby little if any adjustment adjustments are required when compared with the subject.

Published Investor Surveys

The results of the most recent investor surveys are summarized in the following chart.

OVERALL CAPITALIZATION RATES		
Investment Type	OAR Range	Average
<i>CBRE Chicago (CBD Office)</i>		
Class A	5.50% - 6.50%	6.00%
Class B	7.00% - 7.50%	7.25%
Class C	8.00% - 9.00%	8.50%
<i>CBRE Urban Office</i>		
Class A	4.25% - 11.00%	7.03%
Class B	4.75% - 12.00%	8.16%
Class C	6.75% - 15.00%	9.51%
<i>CBRE General Investment</i>		
Class A	4.00% - 12.00%	7.33%
Class B	6.00% - 12.00%	8.00%
Class C	6.00% - 18.00%	10.00%
<i>PwC CBD Office</i>		
National Data	4.50% - 11.00%	8.11%
Indicated OAR:		7.00%-7.50%
Compiled by: CBRE		

The subject is considered to be a Class A property. Because of the subject's location, physical characteristics, and financial characteristics, an OAR near the middle of the range indicated in the preceding table is considered appropriate.

Market Participants

The results of recent interviews with knowledgeable real estate professionals are summarized in the following table.

OVERALL CAPITALIZATION RATES			
Respondent	Company	OAR	Date of Survey
Broker	CBRE	7.0% - 7.50%	Nov-12
Investor	Confidential	6.75% - 7.5%	Nov-12
Indicated OAR:			6.75% - 7.5%
Compiled by: CBRE			

In deriving an appropriate overall capitalization rate for the subject, numerous market participants were interviewed and consulted to gather applicable information. Two real estate professionals that are active in the local market were interviewed and all indicated that they have recently negotiated similar property sales in the 6.5% to 7.5% OAR range based upon actual net operating income. They further indicated that they have other properties similarly available for sale in the local market with OARs in the 6.5% to 7.0% range. Based upon current market trends, they would anticipate pro forma OARs to fall within the 7.0% to 7.5% range. The respondents further indicated that the subject would be viewed generally favorable as compared to other available properties in the market due to the occupancy and location within the West Loop in the immediate vicinity of Union Station.

Band of Investment

The band of the investment technique has been utilized as a crosscheck to the foregoing techniques. The Mortgage Interest Rate and the Equity Dividend Rate (EDR) are based upon current market yields for similar investments. The analysis is shown in the following table.

BAND OF INVESTMENT				
Mortgage Interest Rate	4.50%			
Mortgage Term (Amortization Period)	25 Years			
Mortgage Ratio (Loan-to-Value)	65%			
Mortgage Constant (monthly payments)	0.06670			
Equity Dividend Rate (EDR)	8%			
Mortgage Requirement	65%	x	0.0667	= 0.04336
Equity Requirement	35%	x	0.08000	= 0.02800
	100%			0.07136
Indicated OAR:				7.10%
Compiled by: CBRE				

Debt Coverage Ratio

The debt coverage ratio (DCR) is the ratio of net operating income to annual debt service and measures the ability of a given property to meet its debt service out of net operating income. Utilizing data obtained from knowledgeable mortgage finance professionals, the subject's projected NOI can be tested for reasonableness against the market's typical loan parameters to determine whether or not the DCR is positive. This analysis is shown in the following table.

DEBT COVERAGE RATIO ANALYSIS

Estimated As Is Value	\$146,500,000
Mortgage Ratio (Loan-to-Value)	65%
Estimated Mortgage Loan Amount	\$95,225,000
Mortgage Interest Rate	4.50%
Mortgage Term (Amortization Period)	25 Years
Mortgage Constant (monthly payments)	0.06670
Annual Debt Service (monthly payments)	\$6,351,498
Estimated NOI	\$10,318,715
Estimated Debt Coverage Ratio (DCR)	1.62
Market Debt DCR	1.40
Positive DCR? (Y or N)	Yes
Compiled by: CBRE	

Capitalization Rate Conclusion

The following chart summarizes the OAR conclusions.

OVERALL CAPITALIZATION RATE - CONCLUSION

Source	Indicated OAR
Comparable Sales	5.85%-8.70%
National Investor Survey	7.00%-7.50%
Market Participants	6.75% - 7.5%
Band of Investment	7.10%
CBRE Estimate	7.00%
Compiled by: CBRE	

Direct Capitalization Summary

A summary of the direct capitalization at stabilized occupancy is illustrated in the following chart.

DIRECT CAPITALIZATION SUMMARY

		\$/SF/Yr	Total
Income			
Potential Rental Income		\$17.69	\$12,260,530
Vacancy	10.00%	(1.77)	(1,226,053)
Credit Loss	0.50%	(0.09)	(61,303)
Net Rental Income		\$15.83	\$10,973,174
Other Income		0.40	275,000
Expense Reimbursements		10.69	7,408,009
Effective Gross Income		\$26.92	\$18,656,183
Expenses			
Real Estate Taxes		\$5.77	\$3,998,491
Property Insurance		0.20	138,626
Utilities		1.35	935,724
General Operating		0.75	519,847
Repairs & Maintenance		1.25	866,411
Landscaping & Security		0.50	346,565
Janitorial		1.45	1,005,037
Management Fee	2.50%	0.67	466,405
Nonreimbursible Landlord Expense		0.05	34,656
Operating Expenses		\$11.99	\$8,311,762
Operating Expense Ratio			44.55%
Net Operating Income		\$14.92	\$10,344,422
OAR			/ 7.00%
Indicated Stabilized Value			\$147,777,452
Rounded			\$147,800,000
Deferred Maintenance			-
Lease-Up Discount			-
Value Indication			\$147,777,452
Rounded			\$147,800,000
Value Per SF			\$213.24
Matrix Analysis		Cap Rate	Value
		6.75%	\$153,250,700
		7.00%	\$147,777,500
		7.25%	\$142,681,700

Compiled by CBRE

DISCOUNTED CASH FLOW ANALYSIS (DCF)

The DCF assumptions concluded for the subject are summarized as follows:

SUMMARY OF DISCOUNTED CASH FLOW ASSUMPTIONS				
General Assumptions				
Start Date	Jan-13			
Terms of Analysis	10 Years			
Software	ARGUS			
Growth Rate Assumptions				
Income Growth	3.00%			
Expense Growth	3.00%			
Inflation (CPI)	3.00%			
Real Estate Tax Growth	3.00%			
Market Leasing Assumptions				
Category	Office Space	Ground Floor Retail Corner	Ground Floor Retail	Storage
Market Rent (\$/SF/Yr.)	\$18.00	\$100.00	\$75.00	\$12.00
Concessions - YRS 1 & 2	1 mo./yr.	2 mo./term	2 mo./term	None
Concessions - YR 3 on	1/2 mo./yr.	2 mo./term	2 mo./term	None
Reimbursements	NNN	NNN	NNN	None
Annual Escalation	3.0%	3.0%	3.0%	None
Tenant Improvements (New Tenants)	\$25.00	\$20.00	\$20.00	\$0.00
Tenant Improvements (Renewals)	\$10.00	\$5.00	\$5.00	\$0.00
Average Lease Term	5 Years	10 Years	10 Years	5 Years
Renewal Probability	70%	70%	70%	70%
Leasing Commissions (Cashed-Out)				
New Leases	\$1.75 SF/YR	6.0%	6.0%	None
Renewal Leases	\$1.75 SF/YR	3.0%	3.0%	None
Down Time Before New Tenant Leases	9 Months	9 Months	9 Months	9 Months
Blended Down Time Between Leases	3 Months	3 Months	3 Months	3 Months
Occupancy Assumptions				
Total Operating Expenses (\$/SF/Yr.)	\$11.99			
Current Occupancy	89.97%			
Stabilized Occupancy	90.00%			
Credit Loss	0.50%			
Stabilized Occupancy (w/Credit Loss)	89.50%			
Estimated Lease-up Period	0 Months			
Financial Assumptions				
Discount Rate	8.25%			
Terminal Capitalization Rate	7.00%			
Other Assumptions				
Cost of Sale	2.00%			
Capital Expenses (Deferred Maintenance)	\$0			
Compiled by CBRE				

Provided on the following pages is a discussion of the leasing assumptions used in the discounted cash flow analysis that were not analyzed in the direct capitalization approach.

General Assumptions

The DCF analysis utilizes a 10-year projection period. This is consistent with current investor assumptions.

Growth Rate Assumptions

The inflation and growth rates for the DCF analysis have been estimated by analyzing the expectations typically used by buyers and sellers in the local marketplace. Published investor surveys, an analysis of the Consumer Price Index (CPI), as well as CBRE, Inc.'s survey of brokers and investors active in the local market form the foundation for the selection of the appropriate growth rates. The compilation is shown in the following chart.

SUMMARY OF GROWTH RATES			
Investment Type	Rent	Expenses	Inflation
U.S. Bureau of Labor Statistics (CPI-U)			
10-Year Snapshot Average as of Oct-12			2.47%
<i>CBRE Urban Office</i>			
Class A - Average	2.15%	2.90%	2.85%
Class B - Average	1.91%	2.90%	2.85%
Class C - Average	2.90%	2.81%	2.71%
<i>CBRE General Investment</i>			
Class A - Average	1.58%	2.75%	2.33%
Class B - Average	1.46%	2.75%	2.33%
Class C - Average	1.22%	2.67%	2.11%
<i>PwC CBD Office</i>			
National Data	2.19%	2.75%	n/a
CBRE Estimate	3.00%	3.00%	3.00%
Compiled by: CBRE			

Leasing Assumptions

The contract lease terms for the existing tenants are utilized within the DCF analysis, with market leasing assumptions applied for renewals and absorption tenants. All subsequent years vary according to the growth rate assumptions applied to the Year 1 estimate.

Leasing Commissions

The following table presents the leasing commissions quoted for the subject, those prevalent in the market as derived through the comparable properties, and our pro forma estimate. In estimating the market rate for leasing commissions, primary emphasis has been placed on current market practice.

LEASING COMMISSIONS				
Category	Office Space	Ground Floor Retail Corner	Ground Floor Retail	Storage
Rent Comparables and/or Broker Data				
New Tenants	\$1.75 SF/YR	6.0%	6.0%	None
Renewals	\$1.75 SF/YR	3.0%	3.0%	None
CBRE Estimate				
New Tenants	\$1.75 SF/YR	6.0%	6.0%	None
Renewals	\$1.75 SF/YR	3.0%	3.0%	None
Compiled by CBRE				

Renewal Probability

The renewal probability incorporated within the market leasing assumptions has been estimated at 70%. This rate is considered reasonable based on the rent comparable data, a survey of market participants, and our analysis of actual leasing activity at the subject.

Downtime Between Leases

The downtime estimate at lease rollover incorporated within the market leasing assumptions has been estimated at 9 months. This rate is considered reasonable based on the rent comparable data, a survey of market participants, and our analysis of actual leasing activity at the subject.

Occupancy Assumptions

The occupancy rate over the holding period is based on the subject's estimated stabilized occupancy rate and estimated lease-up period to achieve a stabilized occupancy position.

Vacancy, Credit Loss and Absorption

Please refer to the market analysis of this report for a detailed discussion of these elements.

Financial Assumptions

Discount Rate Analysis

The results of the most recent investor surveys are summarized in the following chart.

DISCOUNT RATES		
Investment Type	Rate Range	Average
<i>CBRE Urban Office</i>		
Class A	6.75% - 25.40%	11.17%
Class B	6.75% - 25.40%	11.17%
Class C	6.75% - 25.40%	11.17%
<i>CBRE General Investment</i>		
Class A	9.00% - 11.00%	10.32%
Class B	10.80% - 12.00%	11.32%
Class C	11.80% - 13.00%	12.34%
<i>PwC CBD Office</i>		
National Data	6.75% - 14.00%	9.53%
CBRE Estimate		8.25%
Compiled by: CBRE		

The subject is considered to be a Class A property. Because of the subject's location, age as well as physical and financial characteristics, a discount rate near the middle of the range indicated in the preceding table is considered appropriate.

Terminal Capitalization Rate

The reversionary value of the subject is based on an assumed sale at the end of the holding period based on capitalizing the Year 11 NOI at a terminal capitalization rate. Typically, for properties similar to the subject, terminal capitalization rates are 0 to 100 basis points higher than going-in capitalization rates (OARs). This is a result of the uncertainty of future economic conditions and the natural aging of the property. . For the subject, we have concluded no load factor to be appropriate since there are several above market leases.

TERMINAL CAPITALIZATION RATES		
Investment Type	Rate Range	Average
<i>CBRE Urban Office</i>		
Class A	5.75% - 9.00%	7.48%
Class B	7.00% - 11.00%	8.40%
Class C	8.00% - 12.00%	9.68%
<i>CBRE General Investment</i>		
Class A	8.00% - 10.00%	9.00%
Class B	9.00% - 11.50%	10.00%
Class C	10.00% - 12.50%	11.25%
<i>PwC CBD Office</i>		
National Data	6.00% - 10.50%	8.30%
CBRE Estimate		7.00%
Compiled by: CBRE		

Discounted Cash Flow Conclusion

The DCF schedule(s) and value conclusions are depicted on the following page(s).

Schedule Of Prospective Cash Flow
In Inflated Dollars for the Fiscal Year Beginning 1/1/2013

For the Years Ending	Year 1 Dec-2013	Year 2 Dec-2014	Year 3 Dec-2015	Year 4 Dec-2016	Year 5 Dec-2017	Year 6 Dec-2018	Year 7 Dec-2019	Year 8 Dec-2020	Year 9 Dec-2021	Year 10 Dec-2022	Year 11 Dec-2023
Potential Gross Revenue											
Base Rental Revenue	\$11,334,671	\$11,691,089	\$12,176,384	\$12,573,198	\$13,011,416	\$13,628,327	\$14,032,536	\$14,992,037	\$15,783,251	\$16,250,773	\$16,930,240
Absorption & Turnover Vacancy	(615,549)	(105,575)	(81,906)	(502,667)	(510,738)	(823,325)	(274,848)	(1,198,076)	(280,295)	(485,306)	(1,129,254)
Base Rent Abatements	(197,344)	(443,256)	(143,069)	(281,724)	(366,180)	(538,663)	(431,659)	(1,011,657)	(86,743)	(505,430)	(946,798)
Scheduled Base Rental Revenue	10,521,778	11,142,258	11,951,409	11,788,807	12,134,498	12,266,339	13,326,029	12,782,304	15,416,213	15,260,037	14,854,188
Expense Reimbursement Revenue											
Operating Expenses	3,598,979	3,922,518	4,146,246	4,150,623	4,294,236	4,268,961	4,625,544	4,468,143	5,026,586	5,097,172	5,000,227
Real Estate Taxes	3,392,582	3,682,162	3,877,879	3,894,286	4,021,329	4,007,058	4,318,304	4,200,851	4,661,129	4,742,466	4,678,848
Total Reimbursement Revenue	6,991,561	7,604,680	8,024,125	8,044,909	8,315,565	8,276,019	8,943,848	8,668,994	9,687,715	9,839,638	9,679,075
Misc. Income	275,000	283,250	291,748	300,500	309,515	318,800	328,364	338,215	348,362	358,813	369,577
Total Potential Gross Revenue	17,788,339	19,030,188	20,267,282	20,134,216	20,759,578	20,861,158	22,598,241	21,789,513	25,452,290	25,458,488	24,902,840
Collection Loss	(8,942)	(95,151)	(101,336)	(100,671)	(103,798)	(104,306)	(112,991)	(108,948)	(127,261)	(127,292)	(124,514)
Effective Gross Revenue	17,699,397	18,935,037	20,165,946	20,033,545	20,655,780	20,756,852	22,485,250	21,680,565	25,325,029	25,331,196	24,778,326
Operating Expenses											
Real Estate Taxes	3,998,491	4,118,446	4,241,999	4,369,259	4,500,337	4,635,347	4,774,407	4,917,640	5,065,169	5,217,124	5,373,638
Insurance	138,626	142,785	147,068	151,480	156,025	160,705	165,526	170,492	175,607	180,875	186,301
Utilities	935,724	963,796	992,710	1,022,491	1,053,166	1,084,761	1,117,304	1,150,823	1,185,347	1,220,908	1,257,535
General Operating	519,847	535,442	551,505	568,051	585,092	602,645	620,724	639,346	658,526	678,282	698,631
Repairs & Maintenance	866,411	892,404	919,176	946,751	975,153	1,004,408	1,034,540	1,065,577	1,097,544	1,130,470	1,164,384
Landscaping & Security	346,565	356,961	367,670	378,700	390,061	401,763	413,816	426,231	439,018	452,188	465,754
Cleaning	1,005,037	1,035,188	1,066,244	1,098,231	1,131,178	1,165,113	1,200,067	1,236,069	1,273,151	1,311,345	1,350,686
Management Fee	442,485	473,376	504,149	500,839	516,395	518,921	562,131	542,014	633,126	633,280	619,458
Non-reimbursable	34,656	35,696	36,767	37,870	39,006	40,176	41,382	42,623	43,902	45,219	46,575
Total Operating Expenses	8,287,842	8,554,094	8,827,288	9,073,672	9,346,413	9,613,839	9,929,897	10,190,815	10,571,390	10,869,691	11,162,962
Net Operating Income	9,411,555	10,380,943	11,338,658	10,959,873	11,309,367	11,143,013	12,555,353	11,489,750	14,763,639	14,461,505	13,615,364
Leasing & Capital Costs											
Tenant Improvements	1,542,736	1,096,467	249,297	1,105,263	1,082,779	2,174,298	1,631,293	3,858,065	335,402	2,154,142	3,567,174
Leasing Commissions	701,119	461,326	141,802	796,342	791,590	1,131,808	824,420	1,892,993	159,775	996,277	1,601,740
Reserves	173,282	178,481	183,835	189,350	195,031	200,882	206,908	213,115	219,509	226,094	232,877
Total Leasing & Capital Costs	2,417,137	1,736,274	574,934	2,090,955	2,069,400	3,506,988	2,662,621	5,964,173	714,686	3,376,513	5,401,791
Cash Flow Before Debt Service & Taxes	\$6,994,418	\$8,644,669	\$10,763,724	\$8,868,918	\$9,239,967	\$7,636,025	\$9,892,732	\$5,525,577	\$14,038,953	\$11,084,992	\$8,213,573
	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====

Prospective Present Value
Cash Flow Before Debt Service plus Property Resale
Discounted Annually (Endpoint on Cash Flow & Resale) over a 10-Year Period

Analysis Period	For the Year Ending	Annual Cash Flow	P.V. of Cash Flow @ 7.75%	P.V. of Cash Flow @ 8.00%	P.V. of Cash Flow @ 8.25%	P.V. of Cash Flow @ 8.50%	P.V. of Cash Flow @ 8.75%
Year 1	Dec-2013	\$6,994,418	\$6,491,339	\$6,476,313	\$6,461,356	\$6,446,468	\$6,431,649
Year 2	Dec-2014	8,644,669	7,445,842	7,411,410	7,377,217	7,343,260	7,309,536
Year 3	Dec-2015	10,763,724	8,604,204	8,544,591	8,485,527	8,427,007	8,369,023
Year 4	Dec-2016	8,868,918	6,579,631	6,518,920	6,458,907	6,399,583	6,340,939
Year 5	Dec-2017	9,239,967	6,361,859	6,288,566	6,216,285	6,144,998	6,074,690
Year 6	Dec-2018	7,636,025	4,879,369	4,811,991	4,745,696	4,680,464	4,616,276
Year 7	Dec-2019	9,892,732	5,866,719	5,772,314	5,679,641	5,588,665	5,499,350
Year 8	Dec-2020	5,525,577	3,041,161	2,985,298	2,930,586	2,876,999	2,824,512
Year 9	Dec-2021	14,038,953	7,170,992	7,022,971	6,878,339	6,737,008	6,598,897
Year 10	Dec-2022	11,084,992	5,254,877	5,134,497	5,017,141	4,902,730	4,791,183
Total Cash Flow		92,689,975	61,695,993	60,966,871	60,250,695	59,547,182	58,856,055
Property Resale @ 7% Cap Rate		190,615,096	90,361,723	88,291,671	86,273,664	84,306,277	82,388,128
Total Property Present Value			\$152,057,716	\$149,258,542	\$146,524,359	\$143,853,459	\$141,244,183
			=====	=====	=====	=====	=====
Rounded to Thousands			\$152,058,000	\$149,259,000	\$146,524,000	\$143,853,000	\$141,244,000
			=====	=====	=====	=====	=====
Per SqFt			219.38	215.34	211.40	207.54	203.78
Percentage Value Distribution							
Assured Income			26.56%	26.84%	27.11%	27.39%	27.66%
Prospective Income			14.01%	14.01%	14.01%	14.00%	14.01%
Prospective Property Resale			59.43%	59.15%	58.88%	58.61%	58.33%
			=====	=====	=====	=====	=====
			100.00%	100.00%	100.00%	100.00%	100.00%

CONCLUSION OF INCOME CAPITALIZATION APPROACH

The conclusions via the valuation methods employed for this approach are as follows:

INCOME CAPITALIZATION APPROACH VALUES	
	As Is on December 31, 2012
Direct Capitalization Method	\$147,800,000
Discounted Cash Flow Analysis	\$146,500,000
Reconciled Gross Value	\$146,500,000
Compiled by CBRE	

RECONCILIATION OF VALUE

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
	As Is on December 31, 2012
Cost Approach	N/A
Sales Comparison Approach	\$146,000,000
Income Capitalization Approach	\$146,500,000
Reconciled Gross Value	\$146,500,000
Less: Committed Capital	(\$4,074,877)
Reconciled Net Value	\$142,425,123
Rounded,	\$142,400,000
Compiled by CBRE	

The cost approach typically gives a reliable value indication when there is strong support for the replacement cost estimate and when there is minimal depreciation. Considering the substantial amount of depreciation present in the property, the cost approach is considered not applicable to the subject.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered generally comparable to the subject. In addition, market participants are currently analyzing purchase prices on investment properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication, but has been given secondary emphasis in the final value reconciliation.

The income capitalization approach is applicable to the subject since it is an income producing property leased in the open market. Market participants are primarily analyzing properties based on their income generating capability. Therefore, the income capitalization approach is considered a reasonable and substantiated value indicator and has been given primary emphasis in the final value estimate.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is - Gross Value	Leased Fee Interest	December 31, 2012	\$146,500,000
As Is - Net Value	Leased Fee Interest	December 31, 2012	\$142,400,000
Compiled by CBRE			

The following capital items (Tenant Improvements, Leasing Commissions and Free Rent) as provided by the client are deducted from the gross market value to arrive at the net market value of the property:

Committed TI, LC & Free Rent

2 North LaSalle

Tenant	TI	LC	2013 Free Rent	2014 Free Rent	2015 Free Rent	2016 Free Rent	2017 Free Rent	2018 Free Rent	Total
LEVENFELD PEARLSTEIN	1,558,313	232,641	141,800	144,014	145,344	293,348	74,001	74,667	2,664,127
BURNES & LIBMAN	42,048								42,048
MEGA INT'L COMM BANK			4,260	4,260	1,065				9,585
NEAL GERBER & EISENBERG			301,383	145,835					447,224
PAVALON & GIFFORD	10,708								10,708
JOHN GREGORIO	17,853		42,091						59,950
FEDERAL EXPRESS			28,000	14,419					42,419
Grind	493,200	96,000	134,400	63,216					798,816
Total	2,128,128	328,641	651,940	377,744	146,409	293,348	74,001	74,667	4,074,877

ASSUMPTIONS AND LIMITING CONDITIONS

1. Unless otherwise specifically noted in the body of the report, it is assumed that title to the property or properties appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE, Inc. is not aware of any title defects nor has it been advised of any unless such is specifically noted in the report. CBRE, Inc., however, has not examined title and makes no representations relative to the condition thereof. Documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of title have not been reviewed. Insurance against financial loss resulting in claims that may arise out of defects in the subject's title should be sought from a qualified title company that issues or insures title to real property.
2. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. CBRE, Inc. professionals are not engineers and are not competent to judge matters of an engineering nature. CBRE, Inc. has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of CBRE, Inc. by ownership or management; CBRE, Inc. inspected less than 100% of the entire interior and exterior portions of the improvements; and CBRE, Inc. was not furnished any engineering studies by the owners or by the party requesting this appraisal. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. It is specifically assumed that any knowledgeable and prudent purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems. Structural problems and/or building system problems may not be visually detectable. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in this appraisal. Accordingly, if negative findings are reported by engineering consultants, CBRE, Inc. reserves the right to amend the appraisal conclusions reported herein.
3. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property was not observed by the appraisers. CBRE, Inc. has no knowledge of the existence of such materials on or in the property. CBRE, Inc., however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

We have inspected, as thoroughly as possible by observation, the land; however, it was impossible to personally inspect conditions beneath the soil. Therefore, no representation is made as to these matters unless specifically considered in the appraisal.
4. All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to CBRE, Inc. This report may be subject to amendment upon re-inspection of the subject subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions and projected levels of operation.
5. It is assumed that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner to supply said data are accurate and correct unless otherwise specifically noted in the appraisal report. Unless otherwise specifically noted in the appraisal report, CBRE, Inc. has no reason to believe that any of the data furnished contain any material error. Information and data referred to in this paragraph include, without being limited to, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any material error in any of the above data could have a substantial impact on the conclusions reported. Thus, CBRE, Inc. reserves the right to amend conclusions reported if made aware of any such error. Accordingly, the client-addressee should

carefully review all assumptions, data, relevant calculations, and conclusions within 30 days after the date of delivery of this report and should immediately notify CBRE, Inc. of any questions or errors.

6. The date of value to which any of the conclusions and opinions expressed in this report apply, is set forth in the Letter of Transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. This appraisal is based on market conditions existing as of the date of this appraisal. Under the terms of the engagement, we will have no obligation to revise this report to reflect events or conditions which occur subsequent to the date of the appraisal. However, CBRE, Inc. will be available to discuss the necessity for revision resulting from changes in economic or market factors affecting the subject.
7. CBRE, Inc. assumes no private deed restrictions, limiting the use of the subject in any way.
8. Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposit or subsurface rights of value involved in this appraisal, whether they be gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
9. CBRE, Inc. is not aware of any contemplated public initiatives, governmental development controls, or rent controls that would significantly affect the value of the subject.
10. The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.
11. Any cash flows included in the analysis are forecasts of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. CBRE, Inc. does not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of CBRE, Inc.
12. Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of CBRE, Inc. to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
13. Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.
14. This study may not be duplicated in whole or in part without the specific written consent of CBRE, Inc. nor may this report or copies hereof be transmitted to third parties without said consent, which consent CBRE, Inc. reserves the right to deny. Exempt from this restriction is duplication for the internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom this appraisal was prepared, provided that this report and/or its contents shall not be published, in whole or in part, in any public document without the express written consent of CBRE, Inc. which consent CBRE, Inc. reserves the right to deny. Finally, this report shall not be advertised to the public or otherwise used to induce a third party to purchase the property or to make a "sale" or "offer for sale" of any "security", as such terms are defined and used in the Securities Act of 1933, as amended. Any third party, not covered by the exemptions herein, who may possess this report, is advised that they should rely on their own independently secured advice for any decision in connection with this property. CBRE, Inc. shall have no accountability or responsibility to any such third party.
15. Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.
16. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.
17. The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report.

18. No opinion is intended to be expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Values and opinions expressed presume that environmental and other governmental restrictions/conditions by applicable agencies have been met, including but not limited to seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, licenses, etc. No survey, engineering study or architectural analysis has been made known to CBRE, Inc. unless otherwise stated within the body of this report. If the Consultant has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranty is made concerning obtaining these items. CBRE, Inc. assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
19. Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor CBRE, Inc. assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.
20. CBRE, Inc. assumes that the subject analyzed herein will be under prudent and competent management and ownership; neither inefficient or super-efficient.
21. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
22. No survey of the boundaries of the property was undertaken. All areas and dimensions furnished are presumed to be correct. It is further assumed that no encroachments to the realty exist.
23. The Americans with Disabilities Act (ADA) became effective January 26, 1992. Notwithstanding any discussion of possible readily achievable barrier removal construction items in this report, CBRE, Inc. has not made a specific compliance survey and analysis of this property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect on the value estimated herein. Since CBRE, Inc. has no specific information relating to this issue, nor is CBRE, Inc. qualified to make such an assessment, the effect of any possible non-compliance with the requirements of the ADA was not considered in estimating the value of the subject.
24. Client shall not indemnify Appraiser or hold Appraiser harmless unless and only to the extent that the Client misrepresents, distorts, or provides incomplete or inaccurate appraisal results to others, which acts of the Client approximately result in damage to Appraiser. Notwithstanding the foregoing, Appraiser shall have no obligation under this Section with respect to any loss that is caused solely by the active negligence or willful misconduct of a Client and is not contributed to by any act or omission (including any failure to perform any duty imposed by law) by Appraiser. Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover, from the other, reasonable attorney fees and costs.
25. As part of the client's requested scope of work, an estimate of insurable value is provided herein. CBRE, Inc. has followed traditional appraisal standards to develop a reasonable calculation based upon industry practices and industry accepted publications such as the Marshall Valuation Service handbook. The methodology employed is a derivation of the cost approach which is primarily used as an academic exercise to help support the market value estimate and therefore is not reliable for Insurable Value estimates. Actual construction costs and related estimates can vary greatly from this estimate.

This analysis should not be relied upon to determine proper insurance coverage which can only be properly estimated by consultants considered experts in cost estimation and insurance underwriting. It is provided to aid the client/reader/user as part of their overall decision making process and no representations or warranties are made by CBRE, Inc. regarding the accuracy of this estimate and it is strongly recommend that other sources be utilized to develop any estimate of insurable value.

ADDENDA

ADDENDUM A
RENT ROLL

Database: HARBORGROUP		Rent Roll 2 NORTH LA SALLE TWO NORTH LASALLE 11/1/2012										Page: 1 Date: 11/9/2012 Time: 14:04		
Suite Id	Tenant Name	--- Rent Dates --- Start	GLA Square Footage	Monthly Base Rent	Annual Rate PSF	Market Rent PSF	Monthly Market Rent	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF

New Leases

2NL -0150	FEDEX OFFICE AND PRINT SEF	4/1/2013	3/31/2017		1,981									
2NL -0420	HARTFORD FIRE INSURANCE C	1/1/2013	12/31/2017		9,230									
2NL -2510	HARTFORD FIRE INSURANCE C	1/1/2013	12/31/2017		7,993									
2NL -2600	HARTFORD FIRE INSURANCE C	1/1/2013	12/31/2017		27,095									

Vacant Suites

2NL -0625	Vacant		4,817		0	13.50	5,419.13							
2NL -0630	Vacant		2,301		0	16.50	3,163.88							
2NL -1400	Vacant		9,600		0	18.00	14,400.00							
2NL -1800	Vacant		4,507		0	17.50	6,572.71							
2NL -1805	Vacant		1,661		0	16.50	2,283.88							
2NL -1807	Vacant		4,646		0	17.50	6,775.42							
2NL -1808	Vacant		3,714		0	18.00	5,571.00							
2NL -2400	Vacant		27,576		0	18.00	41,364.00							
2NL -2500	Vacant		20,052		0	18.50	30,913.50							
2NL -LL03	Vacant		166		0	0.00	0.00							
2NL -LL04	Vacant		1,485		0	0.00	0.00							
2NL -LL09	Vacant		358		0	0.00	0.00							
2NL -LL20	Vacant		191		0	0.00	0.00							

Occupied Suites

2NL -0120	JPMORGAN CHASE	7/1/2008	2/29/2024	3,795	30,043.75	95.00	22,137.50	3,940.34			BRT	3/1/2014	34,550.31	109.25
											BRT	3/1/2019	39,733.65	125.64
2NL -0130	SATISH PITHADIA d	7/1/1999	10/31/2015	767	2,757.21	43.14	2,876.25	103.57			BRT	11/1/2013	2,839.92	44.43
											BRT	11/1/2014	2,925.12	45.76
2NL -0140	SYD JEROME MEN'	4/1/1992	3/31/2017	3,363	21,018.75	75.00	25,222.50	3,371.99						
	Additional Space	2NL -LL03B	4/1/1992			1,058				1,939.67	STR	4/1/2013	1,983.75	22.50
											STR	4/1/2014	2,027.83	23.00

Rent Roll
2 NORTH LA SALLE
TWO NORTH LASALLE
11/1/2012

Suite Id	Tenant Name	Start	--- Rent Dates --- Expire	GLA Square Footage	Monthly Base Rent	Annual Rate PSF	Market Rent PSF	Monthly Market Rent	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
	Additional Space	2NL	-LL11	4/1/1992	3/31/2017	1,090					1,998.33	STR	4/1/2015	2,071.92	23.50
												STR	4/1/2016	2,116.00	24.00
												STR	4/1/2013	2,043.75	22.50
												STR	4/1/2014	2,089.17	23.00
												STR	4/1/2015	2,134.58	23.50
												STR	4/1/2016	2,180.00	24.00
	Additional Space	2NL	-LL21	4/1/1992	3/31/2017	348					638.00	STR	4/1/2013	652.50	22.50
												STR	4/1/2014	667.00	23.00
												STR	4/1/2015	681.50	23.50
												STR	4/1/2016	696.00	24.00
	Total					5,859	21,018.75		3,371.99		4,576.00				
2NL	-0150 FEDEX OFFICE AMT	2/1/1990	3/31/2013	1,981	15,421.63	93.42	80.00	13,206.67	2,089.97						
2NL	-0155 EYE LEVEL, INC.*	2/1/2011	1/31/2016	1,728	3,485.53	17.91	25.00	3,600.00	1,823.53		1,226.38	BRT	2/1/2013	3,590.09	18.44
												BRT	2/1/2014	3,697.80	19.00
												BRT	2/1/2015	3,808.73	19.57
												STR	2/1/2013	1,263.18	6.49
												STR	2/1/2014	1,301.07	6.68
												STR	2/1/2015	1,340.10	6.88
	Additional Space	2NL	-LL12	2/1/2011	1/31/2016	345									
	Additional Space	2NL	-LL19	2/1/2011	1/31/2016	263									
	Total					2,336	3,485.53		1,823.53		1,226.38				
2NL	-0160 BACI GROUP, INC. I	6/15/2001	6/30/2016	6,085	12,915.41	25.47	60.00	30,425.00	5,560.56						
2NL	-0410 HARRIS ASSOCIATI	6/1/1994	11/30/2017	12,124	12,932.27	12.80	16.00	16,165.33	13,566.95			BRT	6/1/2013	13,285.88	2.72
												BRT	6/1/2014	13,639.50	2.79
												BRT	6/1/2015	13,993.12	2.86
												BRT	6/1/2016	14,346.73	2.94
												BRT	6/1/2017	14,700.35	3.01
	Additional Space	2NL	-0400	3/1/2005	1/30/2017	5,176	5,521.07	12.80	5,791.78			BRT	6/1/2013	5,672.03	13.15
												BRT	6/1/2014	5,823.00	13.50
												BRT	6/1/2015	5,973.97	13.85
												BRT	6/1/2016	6,124.93	14.20
												BRT	6/1/2017	6,275.90	14.55
	Additional Space	2NL	-0500	6/1/1994	11/30/2017	26,588	28,360.53	12.80	29,752.40			BRT	6/1/2013	29,136.02	13.15
												BRT	6/1/2014	29,911.50	13.50
												BRT	6/1/2015	30,686.98	13.85
												BRT	6/1/2016	31,462.47	14.20
												BRT	6/1/2017	32,237.95	14.55
	Additional Space	2NL	-0605	6/1/1994	11/30/2017	13,938	14,867.20	12.80	15,597.04			BRT	6/1/2013	15,273.73	13.15
												BRT	6/1/2014	15,680.25	13.50
												BRT	6/1/2015	16,086.78	13.85
												BRT	6/1/2016	16,493.30	14.20
												BRT	6/1/2017	16,899.83	14.55
	Additional Space	2NL	-LL04B	2/1/2011	11/30/2017	199					184.59	STR	6/1/2013	187.78	11.32
												STR	6/1/2014	190.96	11.52

Rent Roll
2 NORTH LA SALLE
TWO NORTH LASALLE
11/1/2012

Suite Id	Tenant Name	--- Rent Dates --- Start	Expire	GLA Square Footage	Monthly Base Rent	Annual Rate PSF	Market Rent PSF	Monthly Market Rent	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
2NL -1000	MUNICH AMERICA	10/22/2001	10/31/2016	16,810	28,016.67	20.00	18.00	25,215.00	17,738.87			BRT	3/1/2014	17,471.92	17.10
2NL -1050	THE BANK OF NY N	5/1/2000	4/30/2017	9,778	15,889.25	19.50	15.00	12,222.50	10,152.39			BRT	7/1/2013	16,296.67	5.14
												BRT	7/1/2014	16,704.08	5.27
												BRT	7/1/2015	17,111.50	5.40
												BRT	7/1/2016	17,518.92	5.53
	Additional Space	2NL -0700	5/1/2005	4/30/2017		7,023	11,412.37	19.50	7,291.91			BRT	7/1/2013	11,705.00	20.00
												BRT	7/1/2014	11,997.63	20.50
												BRT	7/1/2015	12,290.25	21.00
												BRT	7/1/2016	12,582.87	21.50
	Additional Space	2NL -0700A	12/1/2006	4/30/2017		103	167.38	19.50	106.95			BRT	7/1/2013	171.67	20.00
												BRT	7/1/2014	175.96	20.50
												BRT	7/1/2015	180.25	21.00
												BRT	7/1/2016	184.54	21.50
	Additional Space	2NL -0725	7/1/2008	4/30/2017		6,270	10,188.75	19.50	6,510.08			BRT	7/1/2013	10,450.00	20.00
												BRT	7/1/2014	10,711.25	20.50
												BRT	7/1/2015	10,972.50	21.00
												BRT	7/1/2016	11,233.75	21.50
	Additional Space	2NL -0730	5/1/2010	4/30/2017		13,295	21,604.38	19.50	13,804.05			BRT	7/1/2013	22,158.33	20.00
												BRT	7/1/2014	22,712.29	20.50
												BRT	7/1/2015	23,266.25	21.00
												BRT	7/1/2016	23,820.21	21.50
	Additional Space	2NL -LL02	5/1/2000	4/30/2017		1,545					2,732.08	STR	5/1/2013	2,813.19	21.85
												STR	5/1/2014	2,898.17	22.51
												STR	5/1/2015	2,985.71	23.19
												STR	5/1/2016	3,074.55	23.88
				Total		38,014	59,262.13		37,865.38		2,732.08				
2NL -1100	URGO & NUGENT, I	9/1/2000	8/31/2014	11,426	16,282.05	17.10	17.00	16,186.83	12,057.33			BRT	9/1/2013	16,767.66	17.61
2NL -1110	HEINEKE & BURKE,	3/15/2003	2/28/2017	4,121	6,696.62	19.50	16.00	5,494.67	4,348.58			BRT	3/1/2013	6,868.33	20.00
												BRT	3/1/2014	7,040.04	20.50
												BRT	3/1/2015	7,211.75	21.00
												BRT	3/1/2016	7,383.46	21.50
2NL -1120	MANAGEMENT OFF	1/25/2008	12/31/2013	1,627	2,304.92	17.00	17.00	2,304.92							
2NL -1130	CONFERENCE CEN	1/25/2008	12/31/2013	713	1,010.00	17.00	17.00	1,010.08			-1,010.00				
2NL -1140	ILLINOIS CLEAN EN	6/1/2001	5/31/2014	5,167	7,723.44	17.94	17.50	7,535.21	5,215.81			BRT	3/1/2013	7,929.39	18.42
2NL -1150	MISSION MEASURE	11/1/2012	10/31/2013	4,083	6,039.44	17.75	18.00	6,124.50	4,239.13						
2NL -1210	LEVENFELD PEARL	5/1/2012	3/31/2023	15,426	20,246.63	15.75	14.50	18,639.75	16,015.61			BRT	4/1/2013	20,568.00	4.64
												BRT	4/1/2014	20,889.38	4.71

Rent Roll
2 NORTH LA SALLE
TWO NORTH LASALLE
11/1/2012

Suite Id	Tenant Name	Start	--- Rent Dates --- Expire	GLA Square Footage	Monthly Base Rent	Annual Rate PSF	Market Rent PSF	Monthly Market Rent	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
	Additional Space	2NL	-LL18	7/1/2008	5/31/2017	165					571.71	STR	11/1/2013	600.29	43.66
												STR	11/1/2014	630.31	45.84
												STR	11/1/2015	661.82	48.13
												STR	11/1/2016	694.91	50.54
				Total		5,611	9,194.28		5,546.32		571.71				
2NL	-1650 JOHN F. GREGORY	6/8/2012	5/31/2020	3,557	5,261.40	17.75	16.50	4,890.88	3,754.00			BRT	3/1/2014	5,409.60	17.54
												BRT	3/1/2015	5,557.81	18.03
												BRT	3/1/2016	5,706.02	18.51
												BRT	3/1/2017	5,854.23	18.99
												BRT	3/1/2018	6,002.44	19.47
												BRT	3/1/2019	6,150.65	19.95
												BRT	3/1/2020	6,298.85	20.43
												CON	3/1/2013	-5,261.40	-17.06
												CON	11/1/2013	0.00	0.00
						143	3,700	5,261.40	3,754.00		214.50				
				Total							214.50				
2NL	-1803 MEGA INTERN'L CC	3/15/1991	3/31/2015	4,627	7,133.29	18.50	16.50	6,362.13	5,027.77		-355.00	BRT	4/1/2013	7,326.08	16.63
												BRT	4/1/2014	7,518.88	17.07
						659	5,286	7,133.29	5,027.77		659.00				
				Total							304.00				
2NL	-1804 LASALLE STREET C	12/3/2003	12/31/2003	700	962.50	16.50	13.50	787.50			-962.50				
2NL	-1810 BERLITZ LANGUAG	11/1/1989	10/31/2013	3,471	4,411.06	15.25	17.00	4,917.25	3,791.66						
2NL	-2100 NEAL, GERBER & E	6/8/2012	5/31/2020	27,637	217,540.46	13.84	18.00	41,455.50	194,997.00		-10,799.46	BRT	6/1/2013	222,057.44	14.12
												BRT	6/1/2014	226,574.18	14.41
												BRT	6/1/2015	231,092.13	14.70
												BRT	6/1/2016	235,608.42	14.99
												BRT	6/1/2017	240,401.67	15.29
												BRT	6/1/2018	235,917.93	15.01
												BRT	6/1/2019	249,434.18	15.87
												CON	6/1/2013	-29,166.67	-1.86
												CON	6/1/2014	0.00	0.00
												STR	6/1/2013	8,841.06	0.56
												STR	6/1/2014	9,037.15	0.57
												STR	6/1/2015	9,233.23	0.59
												STR	6/1/2016	9,429.31	0.60
												STR	6/1/2017	9,625.40	0.61
												STR	6/1/2018	9,821.48	0.62
												STR	6/1/2019	10,017.56	0.64
	Additional Space	2NL	-1601	6/8/2012	5/31/2020	4,454									
	Additional Space	2NL	-1604	6/8/2012	5/31/2020	1,221									

Rent Roll
2 NORTH LA SALLE
TWO NORTH LASALLE
11/1/2012

Suite Id	Tenant Name	--- Rent Dates --- Start	Expire	GLA Square Footage	Monthly Base Rent	Annual Rate PSF	Market Rent PSF	Monthly Market Rent	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
2NL	-2600	HARTFORD FIRE IN	6/26/2000	12/31/2012	27,095	29,804.50	13.20	18.50	41,771.46	29,595.44				-10,799.46	
		Additional Space	2NL	-1606	6/8/2012	5/31/2020	2,953								
		Additional Space	2NL	-1630	6/8/2012	5/31/2020	1,686								
		Additional Space	2NL	-1700	6/8/2012	5/31/2020	6,777								
		Additional Space	2NL	-1725	6/8/2012	5/31/2020	5,069								
		Additional Space	2NL	-1776	6/8/2012	5/31/2020	5,415								
		Additional Space	2NL	-1780	6/8/2012	5/31/2020	6,186								
		Additional Space	2NL	-1788	6/8/2012	5/31/2020	1,635								
		Additional Space	2NL	-1790	6/8/2012	5/31/2020	2,012								
		Additional Space	2NL	-1801	6/8/2012	5/31/2020	4,264								
		Additional Space	2NL	-1900	6/8/2012	5/31/2020	27,097								
		Additional Space	2NL	-2000	6/8/2012	5/31/2020	15,850								
		Additional Space	2NL	-2010	6/8/2012	5/31/2020	6,035								
		Additional Space	2NL	-2040	6/8/2012	5/31/2020	5,211								
		Additional Space	2NL	-2200	6/8/2012	5/31/2020	27,637								
		Additional Space	2NL	-2300	6/8/2012	5/31/2020	27,637								
		Additional Space	2NL	-2499A	6/8/2012	5/31/2020	469								
		Additional Space	2NL	-LL06	6/8/2012	5/31/2020	5,541								
		Additional Space	2NL	-LL10	6/8/2012	5/31/2020	3,871								
				Total			188,657	217,540.46	194,997.00					-10,799.46	
2NL	-2600	HARTFORD FIRE IN	6/26/2000	12/31/2012	27,095	29,804.50	13.20	18.50	41,771.46	29,595.44					
		Additional Space	2NL	-0420	5/15/2006	12/31/2012	9,230	13,460.42	17.50	10,145.47					
		Additional Space	2NL	-2510	5/1/2011	12/31/2012	7,993	8,792.30	13.20	8,435.09					
				Total			44,318	52,057.22	48,176.00					0.00	
2NL	-COM	COMCAST CABLE C	8/28/2012	8/31/2022	0			0.00			50.00				
2NL	-MZ00	COMPUTERSHARE	4/1/2000	7/31/2016	24,638	117,697.29	18.25	14.50	29,770.92	79,650.79		BRT	7/1/2013	77,583.79	12.03
												BRT	8/1/2013	79,709.38	12.36
												BRT	8/1/2014	81,834.96	12.69
												BRT	8/1/2015	83,960.54	13.02
		Additional Space	2NL	-0200	7/1/2000	7/31/2016	26,376								
		Additional Space	2NL	-0300	7/1/2000	7/31/2016	26,376								
				Total			77,390	117,697.29	79,650.79		0.00				
2NL	-OMN	OFFICE MEDIA NET	4/10/2006	4/30/2016	0			0.00							
2NL	-ROOF1	COGENT COMMUN	2/1/2012	1/31/2017	0			0.00			825.00	ROF	2/1/2013	824.00	0.00
												ROF	2/1/2014	848.72	0.00
												ROF	2/1/2015	874.18	0.00
												ROF	2/1/2016	900.41	0.00
2NL	-ROOF2	MCImetro ACCESS	2/1/1997	9/30/2013	0			0.00			619.03				
2NL	-ROOF3	ORION BUSINESS	1/6/2011	5/31/2013	0			0.00							
2NL	-ROOF4	RELIANCE GLOBAL	3/12/2003	3/11/2013	0			0.00			2,092.25				

Database: HARBORGROUP										Rent Roll										Page: 9	
										2 NORTH LA SALLE										Date: 11/9/2012	
										TWO NORTH LASALLE										Time: 14:04	
										11/1/2012											
Suite Id	Tenant Name	Start	End	GLA Square Footage	Monthly Base Rent	Annual Rate	PSF	Market Rent	Monthly Market Rent	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	Future Rent Increases --- Date	Monthly Amount	PSF					

Totals:																	
				Occupied Sqft:	88.30%	612,055	858,341.57				629,546.38		2,192.59				
				Vacant Sqft:	11.70%	81,074	116,463.50										
				Total Sqft:		693,129	974,805.07										
				Leased/Unoccupied Sqft:		0	0.00				0.00		0.00				
Total 2 NORTH LA SALLE:																	
				Occupied Sqft:	88.30%	612,055	858,341.57				629,546.38		2,192.59				
				Vacant Sqft:	11.70%	81,074	116,463.50										
				Total Sqft:		693,129	974,805.07										
				Leased/Unoccupied Sqft:		0	0.00				0.00		0.00				
Grand Total:																	
				Occupied Sqft:	88.30%	612,055	858,341.57				629,546.38		2,192.59				
				Vacant Sqft:	11.70%	81,074	116,463.50										
				Total Sqft:		693,129	974,805.07										
				Leased/Unoccupied Sqft:		0	0.00				0.00		0.00				

(13 Units)

ADDENDUM B
IMPROVED SALE DATA SHEETS

OFFICE SALE No. 1

One South Wacker Building

Location Data

Location: **1 South Wacker Drive**
Chicago, IL 60606

County: **Cook**

Parcel No: **17-16-201-001-006**

Atlas Ref:

Physical Data

Type: **Multi Tenant**

Land Area: **0.970 Acres**

Gross Building Area: **1,194,000 SF**

Net Rentable Area: **1,164,000 SF**

Usable Bldg Area: **1,164,000 SF**

Year Built: **1982**

No. of Stories: **40**

Parking: **Covered**

Condition: **Good**

Exterior Walls: **Glass**

Class: **A**

Amenities: **See Comments**

Sales Data

Transaction Type: **Contract**

Date: **11/2012**

Marketing Time: **NA**

Grantor: **TIAA-CREF**

Grantee: **Harbor Group International**

Document No.:

Sale Price: **\$230,000,000**

Financing: **Market Terms**

Cash Eq. Price: **\$230,000,000**

Req. Capital Cost: **\$0**

Adj. Sale Price: **\$230,000,000**

Verification:



Financial Data

Source:	Broker	
Occupancy at Sale:	80.00%	
Based On:	(not used)	
	Total	Per SF
Potential Gross Inc:	\$0	\$0.00
Vacancy & Credit Loss:	\$0	\$0.00
Effective Gross Inc:	\$0	\$0.00
Expenses & Reserves:	\$0	\$0.00
Net Operating Inc:	\$14,300,000	\$12.29

Analysis

Underwriting Criteria:	Direct Cap
Overall Cap Rate (OAR):	6.22%
Projected IRR:	0.00%
Eff Gross Inc Mult (EGIM):	
Op Exp Ratio (OER):	0.00%
Price Per SF:	\$197.59

Comments

This comparable represents a Class A multi-tenant office building built in 1982. It is located in the West Loop submarket within the Chicago CBD. It is located on the southeast corner of Madison and Wacker Drive. Some major amenities to this building are banking services, sundry store, food court, restaurant and travel agency. The estimated 2011 pass through expenses are \$11.27. The property is currently 77.3% occupied and there is both direct and sublet space available in the building ranging in price from \$24.00 per square foot on a gross basis to between \$15.00 and \$20.00 per square foot on a triple net basis. Recent leasing at this property includes a new lease with Hayes for 10,745 square feet for a 10-year term with base rent of \$18.00 on a triple net basis with 8-months of rent abatement and \$50.00 in tenant improvements. This lease also includes 3.0% annual rent escalations. Additionally, Crum & Forster leased 17,198 square feet for 15 years at \$15.50 per square foot with 13 months abated and 3.0% per year increases. The tenant improvement allowance provided is \$81.00 per square foot. The building is currently under contract to be sold to Harbor Group International for a reported \$230 million or \$197.59 per square foot. Based on an in-place net operating income of \$14.3 million the in-place capitalization rate would be 6.2%.

OFFICE SALE No. 2

230 West Monroe

Location Data

Location: **230 West Monroe Street**
Chicago, IL 60606

County: **Cook**

Parcel No: **17-16-202-013, 014**

Atlas Ref:

Physical Data

Type: **Multi Tenant**

Land Area: **0.000 Acres**

Gross Building Area: **735,000 SF**

Net Rentable Area: **623,524 SF**

Usable Bldg Area: **623,524 SF**

Year Built: **1971, Renovated 2003**

No. of Stories: **29**

Parking: **None**

Condition: **Average**

Exterior Walls: **Glass**

Class: **B**

Amenities: **Convenience Store, Corner Lot, Fitness Center, Food Service, On Site Management**

Sales Data

Transaction Type: **Sale**

Date: **8/2012**

Marketing Time: **4 Months**

Grantor: **General Electric Capital Corporation**

Grantee: **JV (Lincoln Property & Pacific Investment Mng.)**

Document No.: **N/A**

Sale Price: **\$91,300,000**

Financing: **Market Terms**

Cash Eq. Price: **\$91,300,000**

Req. Capital Cost: **\$0**

Adj. Sale Price: **\$91,300,000**

Verification: **knowledgeable third party, Real Capital Analytic**



Financial Data

Source:	Broker	
Occupancy at Sale:	90.00%	
Based On:	Existing Income	
	Total	Per SF
Potential Gross Inc:	\$0	\$0.00
Vacancy & Credit Loss:	\$0	\$0.00
Effective Gross Inc:	\$0	\$0.00
Expenses & Reserves:	\$0	\$0.00
Net Operating Inc:	\$7,943,100	\$12.74

Analysis

Underwriting Criteria:

Overall Cap Rate (OAR): **8.70%**

Projected IRR: **0.00%**

Eff Gross Inc Mult (EGIM):

Op Exp Ratio (OER): **0.00%**

Price Per SF: **\$146.43**

Comments

230 West Monroe is a recently renovated, 29-story office tower located in the Chicago CBDs West Loop submarket. Originally constructed in 1971, the 623,524 rentable square foot building is 90% leased with upcoming lease expirations providing an opportunity for a new investor to reposition the tenancy at the property. The Property underwent a lobby renovation, retail expansion and elevator modernization in 2003. The property was sold in August 2012 for consideration of \$91,300,000 or approximately \$146 per square foot. Based on the in place income, the capitalization rate for this transaction was 8.7%.

OFFICE SALE No. 3

200 West Monroe

Location Data

Location: **200 West Monroe Street**
Chicago, IL 60606

County: **Cook**

Parcel No: **60606**

Atlas Ref:

Physical Data

Type: **Multi Tenant**

Land Area: **1.600 Acres**

Gross Building Area: **649,265 SF**

Net Rentable Area: **535,911 SF**

Usable Bldg Area: **535,911 SF**

Year Built: **1973, Renovated 2006**

No. of Stories: **23**

Parking: **On-Street**

Condition: **Good**

Exterior Walls: **Masonry**

Class: **B**

Amenities: **24/7 security, concierge service, sundry store, banking, two fitness facilities, two gourmet salad bars, sandwich café and quick-serve Mexican restaurant.**

Sales Data

Transaction Type: **Sale**

Date: **7/2012**

Marketing Time: **3 Months**

Grantor: **200 W. Monroe PT LLC (GE Pension Fund)**

Grantee: **Farbman Group**

Document No.: **N/A**

Sale Price: **\$75,000,000**

Financing: **Market Terms**

Cash Eq. Price: **\$75,000,000**

Req. Capital Cost: **\$0**

Adj. Sale Price: **\$75,000,000**

Verification: **Brokerage materials, RCA**



Financial Data

Source:	Broker	
Occupancy at Sale:	82.00%	
Based On:	Existing Income	
	Total	Per SF
Potential Gross Inc:	\$0	\$0.00
Vacancy & Credit Loss:	\$0	\$0.00
Effective Gross Inc:	\$0	\$0.00
Expenses & Reserves:	\$0	\$0.00
Net Operating Inc:	\$6,000,000	\$11.20

Analysis

Underwriting Criteria:	Direct Cap
Overall Cap Rate (OAR):	8.00%
Projected IRR:	0.00%
Eff Gross Inc Mult (EGIM):	
Op Exp Ratio (OER):	0.00%
Price Per SF:	\$139.95

Comments

200 West Monroe is a recently renovated, 23-story office tower located in Chicago's West Loop submarket. Originally constructed in 1973 and designed by architect Welton Beckett, the 649,265 rentable square foot building was vertically subdivided in late 2005 accommodating the sale of 113,354 square feet (3.5 floors) of low-rise space to an affiliate of the Jewish Federation of Metropolitan Chicago. Ownership retained the remainder of the building consisting of 535,911 square feet. The property is currently 82% leased and considered to be a Class B asset in the market. The office is located less than two blocks from the Washington & Wells El station and four blocks from Metra's Union Station and Ogilvie Transportation Center. The building sold in July 2012 for consideration of \$75,000,000 or roughly \$140 per square foot. Based on the income in place, the cap rate on the transaction equaled 8.0%.

OFFICE SALE No. 4

Crain's Communication Building

Location Data

Location: **150 North Michigan Avenue
Chicago, IL 60601**

County: **Cook**

Parcel No: **17-10-306-017-0000, 17-10-306-**

Atlas Ref:

Physical Data

Type: **Multi Tenant**

Land Area: **20781.000 Acres**

Gross Building Area: **0 SF**

Net Rentable Area: **661,482 SF**

Usable Bldg Area: **661,482 SF**

Year Built: **1984**

No. of Stories: **41**

Parking: **On-Street**

Condition: **Good**

Exterior Walls: **Glass**

Class: **A**

Amenities: **Energy Star label in 2011 for its operating efficiency, highly visible, located on pedway, close pro**

Sales Data

Transaction Type: **Sale**

Date: **4/2012**

Marketing Time: **2 Months**

Grantor: **Investment Group GMBH**

Grantee: **John Hancock Life & Health Insurance Company**

Document No.: **Pending**

Sale Price: **\$105,000,000**

Financing: **Market Terms**

Cash Eq. Price: **\$105,000,000**

Req. Capital Cost: **\$0**

Adj. Sale Price: **\$105,000,000**

Verification: **Broker**



Financial Data

Source:	Broker	
Occupancy at Sale:	77.00%	
Based On:	Pro Forma Income	
	Total	Per SF
Potential Gross Inc:	\$0	\$0.00
Vacancy & Credit Loss:	\$0	\$0.00
Effective Gross Inc:	\$0	\$0.00
Expenses & Reserves:	\$0	\$0.00
Net Operating Inc:	\$7,170,898	\$10.84

Analysis

Underwriting Criteria:	Direct Cap
Overall Cap Rate (OAR):	6.83%
Projected IRR:	0.00%
Eff Gross Inc Mult (EGIM):	0.00
Op Exp Ratio (OER):	0.00%
Price Per SF:	\$158.73

OFFICE SALE No. 4

Comments

150 North Michigan is one of the most iconic office buildings in Chicago. The building, constructed in 1983, was designed and engineered by A. Epstein and Sons, Inc. and developed by Collins Tuttle and Company, Inc. The Class A office tower stands 41 stories tall in the heart of Chicago's urban core and in immediate proximity to Chicago's finest office, retail, dining, hospitality, cultural and educational destinations. The 661,482 square foot tower is immediately recognizable along the Chicago skyline with its dramatic lines and diamond-topped elevation which is illuminated during the evenings. Total area of the site is 0.47 acres situated at the northwest corner of Michigan Avenue and Randolph street directly across from the 28-acre, \$4 Billion Lakeshore East development which is comprised of condos, apartments, shops, a market and an award-winning 6-acre park as the neighborhood's centerpiece.

Recent Lease includes a 10-year, 11,424 SF deal with Jackson Lewis LLP at \$17.50 NNN with expense pass-throughs of approximately \$11.23 PSF. TI's were \$66.00 PSF and included 10 months gross free rent.

In April 2012 GMHB sold the tower to Manulife Financial (John Hancock) for \$105,000,000 or approximately \$159 per square foot. At the time of the sale the building was 77% leased with Crain's Communications expanding their lease at the property to 65,587 square feet, Smith Anderson LLP leasing 66,360 square feet and Clark Hill leasing 36,848 square feet. Based on the year one income, the capitalization rate on the transaction was 6.8%.

OFFICE SALE No. 5

200 North LaSalle

Location Data

Location: **200 North LaSalle Street**
Chicago, IL 60601

County: **Cook**

Parcel No: **17-09-418-005 through 009,012**

Atlas Ref:

Physical Data

Type: **Multi Tenant**

Land Area: **0.760 Acres**

Gross Building Area: **0 SF**

Net Rentable Area: **645,170 SF**

Usable Bldg Area: **645,170 SF**

Year Built: **1984**

No. of Stories: **30**

Parking: **None**

Condition: **Average**

Exterior Walls: **Glass**

Class: **A**

Amenities: **Banking, conferencing, convenience store, food service, restaurant**

Sales Data

Transaction Type: **Sale**

Date: **4/2012**

Marketing Time: **5 Months**

Grantor: **Yunan Properties, Inc.**

Grantee: **Onni Group**

Document No.: **1210422057**

Sale Price: **\$101,000,000**

Financing: **Market Terms**

Cash Eq. Price: **\$101,000,000**

Req. Capital Cost: **\$0**

Adj. Sale Price: **\$101,000,000**

Verification: **Buyer, Lender, Broker**



Financial Data

Source:	Broker	
Occupancy at Sale:	65.00%	
Based On:	Pro Forma Income	
	Total	Per SF
Potential Gross Inc:	\$0	\$0.00
Vacancy & Credit Loss:	\$0	\$0.00
Effective Gross Inc:	\$0	\$0.00
Expenses & Reserves:	\$0	\$0.00
Net Operating Inc:	\$5,912,382	\$9.16

Analysis

Underwriting Criteria:

Overall Cap Rate (OAR): **5.85%**

Projected IRR: **0.00%**

Eff Gross Inc Mult (EGIM): **0.00**

Op Exp Ratio (OER): **0.00%**

Price Per SF: **\$156.55**

OFFICE SALE No. 5

Comments

200 North LaSalle represents a 645,170-square foot, 30-story, Class A/A- CBD office building located at 200 N. LaSalle Street in Chicago, Cook County, Illinois. The tower was designed by the firm of Perkins and Will and completed in 1984. The building is situated on a .763-acre site at the northwest corner of LaSalle and Lake Street. Between 2007 and 2011 the office underwent renovations which included upgrades/improvements to the Lobby, HVAC systems, elevators and office common areas. In total over \$830,000 was invested into the property since 2008. At the time of the transaction the property was 65.4% occupied and considered to be in good overall condition. The subject's notable tenants are CareerBuilder (155,350 square feet), Level 3 Communications (43,611 square feet) and InterPark Holdings (26,893 square feet). The property is recognizable by the unique floor plate which can be configured to contain up to ten corner offices. The floors also benefit from abundant light allowed in by the large floor to ceiling windows. Additionally, the location of the subject at the north end of the Central Loop provides immediate access to public transportation and the government campus. In April 2012 Onni Group, a Canadian real estate investment firm, purchased the asset for consideration of \$101,000,000 or approximately \$157 per square foot. The purchaser was attracted to the property given the prestigious location on LaSalle Street and the ability to acquire a core plus asset with high upside potential for well under replacement cost. The sale is also significant in for the Chicago office market given that it is the first sale of a significant "value add" asset within the CBD that attracted bids and closed at a per square foot price well above similar recent sales with similar occupancy levels. Based on in place income, the capitalization rate on this sale was 5.85%, while the pro forma OAR was 8.73%.

OFFICE SALE No. 6

350 West Mart Center

Location Data

Location: **350 N. Orleans Street**
Chicago, IL 60654

County: **Cook**

Parcel No: **Multiple**

Atlas Ref:

Physical Data

Type: **Multi Tenant**

Land Area: **4.300 Acres**

Gross Building Area: **1,208,000 SF**

Net Rentable Area: **1,208,000 SF**

Usable Bldg Area: **1,208,000 SF**

Year Built: **1977, Renovated 2005**

No. of Stories: **23**

Parking: **On-Street**

Condition: **Average**

Exterior Walls: **Masonry**

Class: **B**

Amenities:

Sales Data

Transaction Type: **Sale**

Date: **1/2012**

Marketing Time: **NA**

Grantor: **Vornado Realty Trust**

Grantee: **Shorenstein Properties**

Document No.:

Sale Price: **\$228,000,000**

Financing: **Not Available**

Cash Eq. Price: **\$228,000,000**

Req. Capital Cost: **\$0**

Adj. Sale Price: **\$228,000,000**

Verification: **Buyer**



Financial Data

Source:

Occupancy at Sale: **95.00%**

Based On: **N/A**

	<u>Total</u>	<u>Per SF</u>
Potential Gross Inc:	\$0	\$0.00
Vacancy & Credit Loss:	\$0	\$0.00
Effective Gross Inc:	\$0	\$0.00
Expenses & Reserves:	\$0	\$0.00
Net Operating Inc:	\$17,670,000	\$14.63

Analysis

Underwriting Criteria:	Price Per S.F.
Overall Cap Rate (OAR):	7.75%
Projected IRR:	0.00%
Eff Gross Inc Mult (EGIM):	0.00
Op Exp Ratio (OER):	0.00%
Price Per SF:	\$188.74

Comments

350 W Mart Center is a 1.2 million square foot CBD office building located at 350 North Orleans Street in Chicago, Cook County Illinois. The property was designed by Skidmore, Owings & Merrill and completed in 1977. Located at the intersection of the North Branch and Main Branch of the Chicago River, the structure is afforded great views of both the skyline and the river. In 1988 Helmut Jahn designed the enclosed pedestrian bridge over Orleans Street that connected the property to the neighboring 4-million square foot Merchandise Mart. The property is currently 95% leased. Based on public information and conversations with the buyer, the office sale closed in January 2012 for \$228,000,000 or approximately \$189 per square foot. The San Francisco based Shorenstein Properties is purchasing the building from Vornado Realty Trust who walked away with a net gain of approximately \$54 million from their investment. Major tenants at the property include The Chicago Sun-Times, Getco, LLC, and Comcast. According to parties familiar with the transaction, the capitalization rate on this sale is 7.75% based on in-place income.

OFFICE SALE No. 7

Miller Coors

Location Data

Location: **250 South Wacker Drive**
Chicago, IL 60606

County: **Cook**

Parcel No: **17-16-215-002-0000**

Atlas Ref:

Physical Data

Type: **Multi Tenant**

Land Area: **0.330 Acres**

Gross Building Area: **260,000 SF**

Net Rentable Area: **244,961 SF**

Usable Bldg Area: **244,961 SF**

Year Built: **1958, Renovated 2006-07**

No. of Stories: **16**

Parking: **None**

Condition: **Good**

Exterior Walls: **Glass**

Class: **A**

Amenities: **Conference facility and a fitness center and Walgreens on the first floor.**

Sales Data

Transaction Type: **Sale**

Date: **12/2011**

Marketing Time: **NA**

Grantor: **AEW Capital Management, L.P.**

Grantee: **Credit Suisse Group A.G.**

Document No.: **N/A**

Sale Price: **\$90,000,000**

Financing: **Not Available**

Cash Eq. Price: **\$90,000,000**

Req. Capital Cost: **\$0**

Adj. Sale Price: **\$90,000,000**

Verification: **Listing Broker**



Financial Data

Source:	Broker	
Occupancy at Sale:	93.00%	
Based On:	Existing Income	
	Total	Per SF
Potential Gross Inc:	\$0	\$0.00
Vacancy & Credit Loss:	\$0	\$0.00
Effective Gross Inc:	\$8,374,575	\$34.19
Expenses & Reserves:	\$2,794,575	\$11.41
Net Operating Inc:	\$5,580,000	\$22.78

Analysis

Underwriting Criteria:	Direct Cap
Overall Cap Rate (OAR):	6.20%
Projected IRR:	0.00%
Eff Gross Inc Mult (EGIM):	10.75
Op Exp Ratio (OER):	33.37%
Price Per SF:	\$367.41

Comments

This comparable represents the Miller Coors Building located at 250 South Wacker Drive. Currently the office building is 93% leased. The property's main tenant, Miller Coors, currently occupied 68% of the building in an absolute net lease through May of 2024. The office contains 244,961 square feet of net rentable area across the 16 floors with other notable tenants including National Surgical and Walgreens. The office sold in December for \$90,000,000 or approximately \$364 per square foot. Given the in place 2012 income this would equate to a capitalization rate of approximately 6.2%.

OFFICE SALE No. 8

55 West Monroe Building

Location Data

Location: **55 West Monroe Street**
Chicago, IL 60603

County: **Cook**

Parcel No:

Atlas Ref:

Physical Data

Type: **Multi Tenant**

Land Area: **0.710 Acres**

Gross Building Area: **950,000 SF**

Net Rentable Area: **806,000 SF**

Usable Bldg Area: **806,000 SF**

Year Built: **1981, Renovated in 2002**

No. of Stories: **40**

Parking: **None**

Condition: **Average**

Exterior Walls: **Glass**

Class: **A**

Amenities: **Food service, conferencing, on-site management**

Sales Data

Transaction Type: **Sale**

Date: **12/2011**

Marketing Time: **NA**

Grantor: **50 West Monroe (LLC)**

Grantee: **Hearn Co.**

Document No.: **N/A**

Sale Price: **\$136,000,000**

Financing: **Market Terms**

Cash Eq. Price: **\$136,000,000**

Req. Capital Cost: **\$0**

Adj. Sale Price: **\$136,000,000**

Verification: **Buyer & Current Owner**



Financial Data

Source:	(not used)	
Occupancy at Sale:	76.80%	
Based On:	N/A	
	Total	Per SF
Potential Gross Inc:	\$0	\$0.00
Vacancy & Credit Loss:	\$0	\$0.00
Effective Gross Inc:	\$0	\$0.00
Expenses & Reserves:	\$0	\$0.00
Net Operating Inc:	\$9,967,145	\$12.37

Analysis

Underwriting Criteria:

Overall Cap Rate (OAR):	7.33%
Projected IRR:	0.00%
Eff Gross Inc Mult (EGIM):	
Op Exp Ratio (OER):	0.00%
Price Per SF:	\$168.73

Comments

This comparable represents a Class A office building located in the Central Loop office submarket. The building was designed by Helmut Jahn and was completed in 1980. The original design for the project called another twin tower to be constructed at Clark and Monroe however this plan was never completed. The property features 807,822 square feet of net rentable area across the 40 floors. According to the property manager the building is currently 74% leased with asking rates for the vacant space between \$17.00 to \$19.50 per square foot on a triple net basis. The property was renovated in 2002, which included upgrades to the lobby, elevators and common areas. Although the renovations helped update the property, the office has been known to have compromised window lines as the lines along the north facade are much higher and allow less sunlight. In April 2011 a 7,580 square foot lease with base rent of \$17.00 on a triple net basis over a 5-year term was signed. This lease included \$20.00 in tenant improvements and 8-months of rent abatement. Additionally a 6,253 square foot lease was signed in January 2011 for \$18.00 per square foot on a triple net basis with \$18.00 in tenant improvements and \$0.50 annual bumps over a 5-year term. The property sold for \$136,000,000 or \$168.34 per square foot in December 2011. The building was purchased by Chicago based real estate investment firm Hearn Co. The overall capitalization rate for this transaction is 7.33% based on a net operating income of \$9,967,145 or \$12.37 per square foot.

ADDENDUM C
RENT COMPARABLE DATA SHEETS

OFFICE COMPARABLE No. 1

181 West Madison Building

Location Data

Location: **181 West Madison Street**
Chicago, IL 60602

County: **Cook**

Parcel No: **17-16-203-001 to 006**

Atlas Ref:



Physical Data

Type: **Multi Tenant**

Gross Building Area: **936,366 SF**

Net Rentable Area: **936,366 SF**

Usable Building: **936,366 SF**

Loss Factor: **0.00%**

Year Built: **1990**

of Stories: **50**

Parking: **Garage**

Condition: **Good**

Exterior Walls: **Glass**

Class: **A**

Amenities: **Atrium, Conferencing Facility, Energy Star Labeled, Food Service, Property Manager on Site**

Occupancy / Lease Data

Occupancy: **87.20%**

Typical Size: **15,000 SF**

Term: **60 Months**

Base Rent PSF: **\$23.00**

Rent Escalations: **3% Annual**

Basis: **NNN**

Expense Pass-Thru: **\$18.52 PSF**

Free Rent: **5 Months**

Tenant Improvement: **\$40.00**

Leasing Agent: **MB Real Estate**

Phone No.: **(312)781-2150**

Survey Date: **11/12**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalation	Term (Yrs)
7/1/2012	3,601	Blake Cassels & Graydon	\$22.75	\$3.00	4	0.50	2.00
9/1/2007	44,000	Marmon Group	\$21.00	\$70.00		2.5%	15.00
1/1/2013	68,221	Quantitative Risk Mgmt	\$24.50	\$27.50	5	Flat	5.00

Comments

181 West Madison Street is a 936,366-square-foot, 50-story, Class A office tower developed in 1990 and designed by Cesar Pelli & Associates. The property is located at the southeast corner of Madison and Wells Streets in the Central Loop submarket. The Class A property's amenities include underground parking, conference facilities and ground floor retail. This comparable is currently 87.2% leased and sizable tenants include Marmon Group and Quantitative Risk Management. The current asking rents range from \$21.00-\$25.00 (office) to \$254.00 (retail) per square foot on a net basis (expenses estimated at \$18.42 per square foot) for spaces ranging in size from 5,525 to 22,284 square feet. The most recent lease was renewed by the Quantitative Risk Management at \$24.50 per square foot for 68,221 square feet over a five year term. This lease is to commence January 2013 and includes a tenant improvement allowance of \$27.50 per square foot, annual rent increases are flat and rent abatement of 5months gross rent.

OFFICE COMPARABLE No. 2

230 West Monroe

Location Data

Location: **230 West Monroe Street**
Chicago, IL 60606

County: **Cook**

Parcel No: **17-16-202-013, 014**

Atlas Ref:



Physical Data

Type: **Multi Tenant**

Gross Building Area: **735,000 SF**

Net Rentable Area: **623,524 SF**

Usable Building: **623,524 SF**

Loss Factor: **0.00%**

Year Built: **1971, Renovated 2003**

of Stories: **29**

Parking: **None**

Condition: **Average**

Exterior Walls: **Glass**

Class: **B**

Amenities: **Convenience Store, Corner Lot, Fitness Center, Food Service, On Site Management**

Occupancy / Lease Data

Occupancy: **88.00%**

Typical Size: **23,427 SF**

Term: **84 Months**

Base Rent PSF: **\$20.00**

Rent Escalations: **\$0.50 PSF**

Basis: **NNN**

Expense Pass-Thru: **\$12.77**

Free Rent: **7 Months**

Tenant Improvement: **\$20.00**

Leasing Agent: **MB Real Estate**

Phone No.: **(312) 558-383**

Survey Date: **11/12**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalation	Term (Yrs)
1/1/2011	5,603	Allison Slutsky & Kennedy	\$16.50	\$11.00		\$0.50/sf annual	4.40
1/1/2010	2,979	Prncipal Valuation	\$18.00	\$45.70		\$0.50/sf annual	7.00
7/1/2012	5,027	Singh & Associates	\$16.00	\$35.00	8	\$0.50	10.00

Comments

230 West Monroe is a recently renovated, 29-story office tower located in the Chicago CBDs West Loop submarket. Originally constructed in 1971, the 623,524 rentable square foot building is 90% leased with upcoming lease expirations providing an opportunity for a new investor to reposition the tenancy at the property. The Property underwent a lobby renovation, retail expansion and elevator modernization in 2003. The property was sold in August 2012 for consideration of \$91,300,000 or approximately \$146 per square foot. Based on the in place income, the capitalization rate for this transaction was 8.7%.

OFFICE COMPARABLE No. 3

30 South Wacker Drive

Location Data

Location: **30 South Wacker Drive**
Chicago, IL 60606

County: **Cook**

Parcel No:

Atlas Ref:

Physical Data

Type: **Multi Tenant**

Gross Building Area: **1,200,000 SF**

Net Rentable Area: **1,200,000 SF**

Usable Building: **1,200,000 SF**

Loss Factor: **0.00%**

Year Built: **1983**

of Stories: **40**

Parking: **Garage**

Condition: **Good**

Exterior Walls: **Masonry**

Class: **A**

Amenities: **Banking, Energy Star Labeled, LEED Certified - Gold, On Site Management, Property Manager on Site, Restaurant,**



Occupancy / Lease Data

Occupancy: **84.60%**

Typical Size: **29,000 SF**

Term: **84 Months**

Base Rent PSF: **\$24.00**

Rent Escalations: **3.0%**

Basis: **NNN**

Expense Pass-Thru: **\$14.66**

Free Rent: **4 Months**

Tenant Improvement: **\$40.00**

Leasing Agent: **Tishman Speyer**

Phone No.: **(312) 669-813**

Survey Date: **11/12**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalation	Term (Yrs)
1/1/2011	9,147	Pastec	\$20.00	\$51.00	10	\$0.50	8.00
4/1/2010	240,000	BP Trading	\$24.50	\$65.00	0	3.0%	10.00
8/1/2012	10,099	Fisher & Phillips	\$25.00	\$75.00	0	\$0.50	14.00

Comments

This comparable is the second tower of the former Chicago Board of Trade building (10 and 30 South Wacker Drive). This is 30 South Wacker Drive, which is comprised of 40 stories and 1,131,622 square feet of net rentable area. The building was developed in 1983 and features below grade parking as well as sizable trading floor areas. One of the largest new tenants is BP Trading with 240,000 square feet, which will be leased April 2010. This lease has a ten year term and a base rent of \$24.50 per square foot. 30 South Wacker is currently 87% leased. Current asking rents range from \$23.00 to \$25.00 per square foot, net. Recent leases range in rents from \$20.50 to \$27.25 per square foot for five to ten year terms. The most recent lease we have data on features base rent of \$20.00 per square foot on a NNN basis with \$0.50 annual escalations and 10 months of gross rent abatement. The lease was signed with an eight-year term and the tenant was granted a \$51.00 per square foot work allowance.

OFFICE COMPARABLE No. 4

One South Wacker Building

Location Data

Location: **1 South Wacker Drive**
Chicago, IL 60606

County: **Cook**

Parcel No: **17-16-201-001-006**

Atlas Ref:



Physical Data

Type: **Multi Tenant**

Gross Building Area: **1,194,000 SF**

Net Rentable Area: **1,164,000 SF**

Usable Building: **1,164,000 SF**

Loss Factor: **0.00%**

Year Built: **1982**

of Stories: **40**

Parking: **Covered**

Condition: **Good**

Exterior Walls: **Glass**

Class: **A**

Amenities: **See Comments**

Occupancy / Lease Data

Occupancy: **79.00%**

Typical Size: **7,500 SF**

Term: **6 Months**

Base Rent PSF: **\$18.00**

Rent Escalations: **3% Annual**

Basis: **NNN**

Expense Pass-Thru: **\$12.31**

Free Rent: **6 Months**

Tenant Improvement: **\$40.00**

Leasing Agent: **Jones Lang LaSalle**

Phone No.: **(312) 228-218**

Survey Date: **1/12**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalation	Term (Yrs)
1/1/2011	10,745	Hayes	\$18.00	\$50.00	8	3.0%	10.00
10/1/2010	17,198	Crum & Forster	\$15.50	\$81.00	13	3.0%	15.00
7/1/2009	26,363	Tetra Tech	\$18.00	\$27.50	6	3.0%	5.50

Comments

This comparable represents a Class A multi-tenant office building built in 1982. It is located in the West Loop submarket within the Chicago CBD. It is located on the southeast corner of Madison and Wacker Drive. Some major amenities to this building are banking services, sundry store, food court, restaurant and travel agency. The estimated 2011 pass through expenses are \$11.27. The property is currently 77.3% occupied and there is both direct and sublet space available in the building ranging in price from \$24.00 per square foot on a gross basis to between \$15.00 and \$20.00 per square foot on a triple net basis. Recent leasing at this property includes a new lease with Hayes for 10,745 square feet for a 10-year term with base rent of \$18.00 on a triple net basis with 8-months of rent abatement and \$50.00 in tenant improvements. This lease also includes 3.0% annual rent escalations. Additionally, Crum & Forster leased 17,198 square feet for 15 years at \$15.50 per square foot with 13 months abated and 3.0% per year increases. The tenant improvement allowance provided is \$81.00 per square foot.

OFFICE COMPARABLE No. 5

180 North LaSalle

Location Data

Location: **180 N. LaSalle Street**
Chicago, IL 60601

County: **Cook**

Parcel No: **17-09-432-015**

Atlas Ref:



Physical Data

Type: **Mixed Use**

Gross Building Area: **847,210 SF**

Net Rentable Area: **770,191 SF**

Usable Building: **770,191 SF**

Loss Factor: **0.00%**

Year Built: **1971, 1999 Reno.**

of Stories: **38**

Parking: **Covered**

Condition: **Average**

Exterior Walls: **Masonry**

Class: **A**

Amenities: **Conferencing Facility,
Convenience Store, Food Service
& Travel Agency**

Occupancy / Lease Data

Occupancy: **86.00%**

Typical Size: **5,000 SF**

Term: **84 Months**

Base Rent PSF: **\$18.00**

Rent Escalations: **\$.50 PSF**

Basis: **NNN**

Expense Pass-Thru: **\$13.74 PSF**

Free Rent: **7 Months**

Tenant Improvement: **\$25.00**

Leasing Agent: **J.F. McKinney & Associates**

Phone No.: **(312) 819-123**

Survey Date: **11/12**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalation	Term (Yrs)
10/1/2011	18,832	Robbins Salomon & Pratt	\$16.50	\$35.00		\$0.50	11.00
1/1/2011	5,896	Sorman & Frankel	\$17.00	\$0.00		\$0.50	11.00
4/1/2010	3,656	Sprintcom, Inc. (retail)	\$82.50	\$0.00			5.00
1/1/2012	9,619	Worsek & Vihon LLP	\$16.00	\$30.00	6	\$0.50	7.30

Comments

This class A multitenant office building is located at 180 North LaSalle Street (located at the southwest corner of North LaSalle Street and West Lake Street) in the Central Loop submarket of downtown Chicago, Illinois. The property contains a total of 770,191 square feet of rentable area across 38 stories. Currently the property is 86% leased with asking rent on the vacant office space ranging from \$15.00 to \$18.00 per square foot on a NNN basis. The office building was developed in 1971, renovated in 1999, and is situated upon a 0.76 acre site (33,106 square feet). The most recent lease available at the property was signed in October 2011 for 18,832 square feet of space over an 11 year term. The lease included 13 months of gross rent abatement, \$35.00 per square foot in tenant improvements and \$0.50 annual rent bumps.

OFFICE COMPARABLE No. 6

Madison Plaza

Location Data

Location: **200 West Madison Street**
Chicago, IL 60606

County: **Cook**

Parcel No:

Atlas Ref:

Physical Data

Type: **Multi Tenant**
Gross Building Area: **915,247 SF**
Net Rentable Area: **915,247 SF**
Usable Building: **915,247 SF**
Loss Factor: **0.00%**
Year Built: **1982**
of Stories: **45**
Parking: **Covered**
Condition: **Average**
Exterior Walls: **Glass**
Class: **A**
Amenities: **See Comments**



Occupancy / Lease Data

Occupancy: **90.00%**
Typical Size: **10,000 SF**
Term: **84 Months**
Base Rent PSF: **\$21.00**
Rent Escalations: **3% Annual**
Basis: **NNN**
Expense Pass-Thru: **\$13.12**
Free Rent: **7 Months**
Tenant Improvement: **\$15.00**
Leasing Agent: **Transwestern**
Phone No.: **(312) 881-704**
Survey Date: **6/12**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalation	Term (Yrs)
1/1/2012	4,938	Priceline.com Inc	\$17.00	\$62.50	0	3.0%	5.50
10/1/2014	46,787	Initiate Systems	\$22.50	\$18.75	6	2.5%	5.00

Comments

Madison Plaza is a 915,247 SF, 45-story, Class-A multi-tenant office building, built in 1982. It is located on the northwest corner of Wells and Madison in Chicago's West Loop office submarket. Major amenities to this building include conference facility, food service and close proximity to public transportation, securities trading centers, retail and dining facilities and cultural institutions. At the time of survey, this comparable was 89% occupied. Asking are between \$17.00 to \$25.00 per square foot on a triple net basis over a five to ten year term. Typically 2.5% annual escalations are included in the leases. The most recent lease information available was for a renewal of 46,787 square feet for a 5-year term. This lease was signed with base rent of \$22.50 on a triple net basis with 2.5% annual escalations. Additionally the lease included \$18.75 per square with 6 months of gross rent abatement.

OFFICE COMPARABLE No. 7

55 West Monroe Building

Location Data

Location: **55 West Monroe Street**
Chicago, IL 60603

County: **Cook**

Parcel No:

Atlas Ref:



Physical Data

Type: **Multi Tenant**

Gross Building Area: **950,000 SF**

Net Rentable Area: **806,000 SF**

Usable Building: **806,000 SF**

Loss Factor: **0.00%**

Year Built: **1981, Renovated in 2002**

of Stories: **40**

Parking: **None**

Condition: **Average**

Exterior Walls: **Glass**

Class: **A**

Amenities: **Food service, conferencing, on-site management**

Occupancy / Lease Data

Occupancy: **74.00%**

Typical Size: **10,000 SF**

Term: **60 Months**

Base Rent PSF: **\$17.00**

Rent Escalations: **\$0.50 Bumps**

Basis: **NNN**

Expense Pass-Thru: **10.87**

Free Rent: **5 Months**

Tenant Improvement: **\$20.00**

Leasing Agent: **Jones Lang LaSalle**

Phone No.: **(312) 357-212**

Survey Date: **11/12**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalation	Term (Yrs)
4/1/2011	7,580	Kravolec & Marquard Chart	\$17.00	\$20.00			5.00
1/1/2011	6,253	American Diabetes Associa	\$18.00	\$0.00		\$0.50	5.00

Comments

This comparable represents a Class A office building located in the Central Loop office submarket. The building was designed by Helmut Jahn and was completed in 1980. The original design for the project called another twin tower to be constructed at Clark and Monroe however this plan was never completed. The property features 807,822 square feet of net rentable area across the 40 floors. According to the property manager the building is currently 74% leased with asking rates for the vacant space between \$17.00 to \$19.50 per square foot on a triple net basis. The property was renovated in 2002, which included upgrades to the lobby, elevators and common areas. Although the renovations helped update the property, the office has been known to have compromised window lines as the lines along the north facade are much higher and allow less sunlight. In April 2011 a 7,580 square foot lease with base rent of \$17.00 on a triple net basis over a 5-year term was signed. This lease included \$20.00 in tenant improvements and 8-months of rent abatement. Additionally a 6,253 square foot lease was signed in January 2011 for \$18.00 per square foot on a triple net basis with \$18.00 in tenant improvements and \$0.50 annual bumps over a 5-year term.

OFFICE COMPARABLE No. 8

Chase Plaza

Location Data

Location: **10 S. LaSalle Street**
Chicago, IL 60603

County: **Cook**

Parcel No:

Atlas Ref:

Physical Data

Type: **Other**

Gross Building Area: **740,000 SF**

Net Rentable Area: **733,633 SF**

Usable Building: **733,633 SF**

Loss Factor: **0.00%**

Year Built: **1986**

of Stories: **37**

Parking: **None**

Condition: **Average**

Exterior Walls: **Glass**

Class: **B**

Amenities: **Convenience Store, Food Service, On-Site Management**



Occupancy / Lease Data

Occupancy: **98.20%**

Typical Size: **5,000 SF**

Term: **84 Months**

Base Rent PSF: **\$19.00**

Rent Escalations: **\$0.50 Annual**

Basis: **Net**

Expense Pass-Thru: **\$13.95 PSF**

Free Rent: **7 Months**

Tenant Improvement:

Leasing Agent: **J.F. McKinney & Associates**

Phone No.: **(312)819-1216**

Survey Date: **11/12**

Recent Leases

Date	Size (SF)	Tenant	Rent (PSF)	TI (PSF)	Free Rent (Months)	Escalation	Term (Yrs)
3/15/2012	3,932	IPXI	\$18.00	\$0.00	4	\$0.50	5.00
1/15/2012	84,043	Chicago Title & Trust Co.	\$29.00	\$5.00	8	\$0.50	7.00

Comments

This building is located at the southwest corner of LaSalle Street and Madison Street, in the Central Loop office submarket. The typical floor size is about 21,000 square feet. The leasing agent indicated a full work letter would be provided for the small amount of raw space available, the building is currently 98.2% occupied asking for \$18 per square foot.

ADDENDUM D
OPERATING DATA

PLSUM BY MONTH
PROPERTY SQUARE FOOTAGE:
PROPERTY:
REVISION:

694,463
2NL
220

2NL

Category	January	February	March	April	May	June	July	August	September	October	November	December	Total
Gross Potential	987,918	988,634	993,602	993,578	994,132	1,000,737	999,061	999,061	999,357	999,357	1,000,031	1,000,031	11,955,499
Vacancy	(104,563)	(104,563)	(99,143)	(92,571)	(92,571)	(83,511)	(154,260)	(154,260)	(148,689)	(148,689)	(148,689)	(148,689)	(1,480,195)
Management Office/Model	(1,010)	(1,010)	(10,559)	(10,559)	(10,559)	(10,559)	(10,559)	(10,559)	(10,559)	(10,559)	(10,559)	(10,559)	(107,614)
Concessions	(36,852)	(36,852)	(51,066)	(133,408)	(119,982)	(68,244)	(90,098)	(90,098)	(95,478)	(102,530)	(88,186)	(78,725)	(991,498)
Rent Collectible	845,494	846,210	832,833	757,040	771,040	838,422	744,145	744,145	744,630	737,579	752,597	762,057	9,376,192
Prepaid Rent	0	(21,612)	0	0	0	0	0	0	0	0	0	0	(21,612)
Rent Uncollected	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Rental	845,494	824,598	832,833	757,040	771,040	838,422	744,145	744,145	744,630	737,579	752,597	762,057	9,354,580
Total Other Income	592,227	686,484	681,103	624,390	582,812	685,017	607,530	608,519	607,030	607,030	612,440	610,982	7,505,546
Total Income	1,437,720	1,511,082	1,513,936	1,381,430	1,353,852	1,523,439	1,351,675	1,352,664	1,351,661	1,344,609	1,365,037	1,373,019	16,860,126
Rentling Expense	300	650	100	400	5,150	700	100	550	300	1,045	9,750	9,300	28,345
Administrative Costs	12,807	8,950	6,726	7,611	7,343	6,697	8,602	8,586	5,786	6,374	6,419	7,207	93,107
Management Fees	38,395	40,333	40,390	36,945	36,245	41,188	36,171	36,214	36,171	35,987	36,535	36,726	451,298
Salaries & Benefits	71,473	62,935	95,984	62,545	63,165	67,964	62,505	66,411	67,188	54,171	64,116	83,340	821,797
Service Contracts	9,471	121,754	123,509	123,364	146,336	118,716	124,889	118,914	123,514	159,674	123,772	121,937	1,415,848
Contract Repairs	0	28,450	305,450	(291,375)	6,375	6,925	3,825	3,975	5,400	6,450	8,625	1,425	85,525
Maintenance/Repair Supplies	1,697	14,764	17,064	10,739	15,464	11,364	17,239	11,314	11,239	11,689	13,239	11,439	147,247
Total Variable Expenses	134,142	277,835	589,223	(49,773)	280,078	253,553	253,330	245,964	249,598	275,389	262,455	271,373	3,043,167
Utilities	108,870	142,659	122,057	96,481	75,450	28,965	55,410	65,516	63,288	55,099	49,838	60,104	923,736
Taxes	340,708	333,208	333,208	333,208	334,538	334,125	333,208	333,208	333,208	333,208	337,788	334,958	4,014,568
Insurance	0	1,132	0	1,764	81,027	0	0	0	4,761	40,362	0	0	129,046
Total Fixed Expenses	449,578	476,959	455,265	431,452	491,014	363,090	388,617	398,723	401,257	428,669	387,625	395,061	5,067,350
TOTAL OPERATING EXPENSES	583,720	754,833	1,044,488	381,680	771,092	616,643	641,948	644,687	650,854	704,058	650,080	686,434	8,110,518
NET OPERATING INCOME	854,000	756,249	469,448	999,751	582,760	906,796	709,728	707,976	700,806	640,551	714,957	706,585	8,749,608
Property Improvements	(913,467)	410,467	(322,000)	0	0	0	138,000	0	0	0	42,000	139,000	(506,000)
Tenant/Leasing Costs	443,752	(238,739)	2,250	76,983	168,672	74,456	379,720	83,450	8,674	1,500	73,046	971,744	2,045,508
Total Capital Expenditures	(469,715)	171,728	(319,750)	76,983	168,672	74,456	517,720	83,450	8,674	1,500	115,046	1,110,744	1,539,507
Net Before Debt Service	1,323,716	584,520	789,198	922,768	414,089	832,340	192,008	624,526	692,132	639,051	599,911	(404,159)	7,210,101
Debt Service	609,880	609,880	550,859	609,880	590,207	609,880	590,207	609,880	609,880	590,207	609,880	590,207	7,180,846
Partnership/Tax/Audit/Other	125,478	3,698	0	6,435	3,360	0	0	717	1,500	2,392	1,262	1,000	145,842
Net income (Loss)	588,357	(29,058)	238,339	306,453	(179,478)	222,460	(398,199)	13,929	80,752	46,453	(11,231)	(995,365)	(116,587)
Owner Draw	0	0	0	150,000	0	0	150,000	0	0	150,000	0	150,000	600,000
Other Non Operating Expenses	6,010	0	0	0	0	0	75,000	0	0	0	0	0	81,010
Net Cash Flow	582,347	(29,058)	238,339	156,453	(179,478)	222,460	(623,199)	13,929	80,752	(103,547)	(11,231)	(1,145,365)	(797,597)

Ending Cash Balance	1,923,083	1,894,025	2,132,364	2,288,817	2,109,339	2,331,799	1,708,601	1,722,530	1,803,282	1,699,734	1,688,503	543,138
---------------------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	---------

Est. Replacement Reserve Balance
Est. Rollover Reserve Balance
Est. Other Reserve Balance

11,533	431,401	431,401	357,912	324,110	221,121	221,121	173,819	173,819	79,410	16,637	16,637	16,637
1,007,401	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-

ADDENDUM E
ARGUS SUPPORTING SCHEDULES

Supporting Schedule -- Detailed Lease Expiration Schedule (First Term Only)

No.	Tenant	Suite	Market Leasing	Base Rent /SqFtYr	Expiration Date	Square Feet	Percent of Total
39	John Gregoric-Strg	LL17	Storage	10.00	2/13	143.00	
5	FedEx	0150	Retail	23.36	3/13	1,981.00	0.3
16	IL Career	0650	Office	11.55	6/13	2,592.00	0.4
17	Cohen Financial	0800	Office	7.95	6/13	15,898.00	2.3
18	Cohen Financial-Strg	LL15	Storage	7.50	6/13	400.00	0.1
19	Ares Mgmt	0850	Office	7.95	6/13	10,690.00	1.5
20	Ares Mgmt	9th FL	Office	8.58	6/13	9,543.00	1.4
21	Ares Mgmt	0950	Office	9.46	6/13	5,131.00	0.7
22	Ares Mgmt-Strg	LL30	Storage	13.75	6/13	214.00	
49	Computershare	MZ/2/4	Office	9.13	6/13	77,390.00	11.2
32	Mission Measure	1150	Office	14.79	10/13	4,083.00	0.6
43	Berlitz	1810	Office	12.71	10/13	3,471.00	0.5
					=====	=====	=====
	Total for Year Ending Dec-					131,536.00	19.0%
31	IL Clean Energy	1140	Office	7.68	5/14	5,167.00	0.7
27	Urgo & Nugent	1100	Office	11.74	8/14	11,426.00	1.6
35	Pavalon & Gifford	1600	Office	21.00	12/14	8,075.00	1.2
					=====	=====	=====
	Total for Year Ending Dec-					24,668.00	3.6%
40	Mega Intl	1803	Office	9.84	3/15	4,627.00	0.7
41	Mega Intl-Strg	LL07	Storage	9.37	3/15	659.00	0.1
15	Burnes & Libman	0600	Office	11.30	6/15	3,504.00	0.5
2	Satish Prithada	0130	Office	38.13	10/15	767.00	0.1
					=====	=====	=====
	Total for Year Ending Dec-					9,557.00	1.4%
7	Eye Level	0155	Office	11.22	1/16	1,728.00	0.2
8	Eye Level-Strg	LL	Storage	10.95	1/16	608.00	0.1
23	Crane & Norcross	0900	Office	10.30	2/16	12,261.00	1.8
9	Baci	0160	Retail	24.35	6/16	6,085.00	0.9
50	Computershare Downsiz	MZ/2/4	Office	11.52	7/16	51,014.00	7.4
24	Munich American	1000	Office	16.67	10/16	16,810.00	2.4
					=====	=====	=====
	Total for Year Ending Dec-					88,506.00	12.8%
28	Henke & Burke	1110	Office	11.18	2/17	4,121.00	0.6
3	Syd Jerome	0140	Retail Corn	62.83	3/17	3,363.00	0.5
4	Syd Jerome-Strg	LL	Storage	12.75	3/17	2,496.00	0.4
6	FedEx-RENEWAL	0150	Retail	56.23	3/17	1,981.00	0.3
25	Bank of NY	1050/7th	Office	11.39	4/17	36,469.00	5.3
26	Bank of NY-Strg	LL02	Storage	13.59	4/17	1,545.00	0.2
36	Sullivan Report	1615	Office	12.15	5/17	5,446.00	0.8
37	Sullivan Report-Strg	LL18	Storage	25.56	5/17	165.00	
10	Harris Assocs	4,5,6	Office	13.19	11/17	57,826.00	8.3
11	Harris Assocs-Strg	LL04B	Storage	11.00	11/17	199.00	
12	Harris Assocs-Strg	LL14	Storage	14.33	11/17	283.00	
13	Harris Assocs-Strg	LL26	Storage	14.33	11/17	150.00	
14	Harris Assocs-Strg	LLL2	Storage	11.00	11/17	197.00	
46	Hartford Fire-RENEWAL	0420	Office	16.14	12/17	9,230.00	1.3
47	Hartford Fire-RENEWAL	2510	Office	20.50	12/17	7,993.00	1.2
48	Hartford Fire-RENEWAL	2600	Office	21.22	12/17	27,095.00	3.9
					=====	=====	=====
	Total for Year Ending Dec-					158,559.00	22.9%
52	**Vacant Office	Qtr 1	Office	11.20	2/18	9,068.50	1.3
53	**Vacant Office	Qtr 2	Office	11.05	5/18	9,068.50	1.3
54	**Vacant Office	Qtr 3	Office	13.51	8/18	9,068.50	1.3
55	**Vacant Office	Qtr 4	Office	18.57	11/18	9,068.50	1.3
					=====	=====	=====
	Total for Year Ending Dec-					36,274.00	5.2%
							(continued on next page)

Supporting Schedule -- Detailed Lease Expiration Schedule (First Term Only)

No.	Tenant	Suite	Market Leasing	Base Rent /SqFt/Yr	Expiration Date	Square Feet	Percent of Total
57	**Vacant-Lower Level	Mo 18	Office	11.38	5/19	2,200.00	0.3
51	Computershare Give Ba	MZ/2/4	Office	11.17	6/19	26,376.00	3.8
Total for Year Ending Dec-						28,576.00	4.1%
38	John Gregoric	1650	Office	11.20	5/20	3,557.00	0.5
44	Neal, Gerber	16-23	Office	9.70	5/20	179,245.00	25.9
45	Neal, Gerber-Strg	LL6/10	Office	8.09	5/20	9,412.00	1.4
Total for Year Ending Dec-						192,214.00	27.7%
33	Leventfield Pearl	12&13	Office	11.42	3/23	53,175.00	7.7
34	Grind-LaSalle LLC	1400	Office	14.17	4/23	9,600.00	1.4
Total for Year Ending Dec-						62,775.00	9.1%
Building Total						732,665.00	105.7%

Supporting Schedule -- Square Feet Expiring -- (All Terms)

For the Years Ending		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
		Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023
Tenant	Suite	143.00					143.00					143.00
John Gregoric-Strg	LL 17	1,981.00										
FedEx	0150	2,592.00					2,592.00					2,592.00
IL Career	0650	15,898.00					15,898.00					15,898.00
Cohen Financial	0800	400.00					400.00					400.00
Cohen Financial-Strg	LL 15	10,690.00					10,690.00					10,690.00
Ares Mgmt	0850	9,543.00					9,543.00					9,543.00
Ares Mgmt	9th FL	5,131.00					5,131.00					5,131.00
Ares Mgmt	0950	214.00					214.00					214.00
Ares Mgmt-Strg	LL 30	77,390.00										
Computershare	MZ/2/4	1,150						4,083.00				
Mission Measure	1150	3,471.00						3,471.00				
Berlitz	1810		5,167.00					5,167.00				
IL Clean Energy	1140		11,426.00					11,426.00				
Urgo & Nugent	1100		8,075.00						8,075.00			
Pavalon & Gifford	1600								4,627.00			
Mega Intl	1803			4,627.00					659.00			
Mega Intl-Strg	LL 07			3,504.00					767.00			
Burnes & Libman	0600									767.00		
Satish Prithada	0130									1,728.00		
Eye Level	0155				1,728.00					608.00		
Eye Level-Strg	LL				12,261.00					6,085.00		
Crane & Norcross	0900				51,014.00					16,810.00		
Baci	0160				16,810.00							
Computershare Downsize	MZ/2/4											
Munich American	1000										16,810.00	
Henke & Burke	1110										4,121.00	
Syd Jerome	0140										2,496.00	
FedEx-RENEWAL	LL											
Bank of NY	0150											
Bank of NY-Strg	1050/7th											
Sullivan Report	LL 02										36,469.00	
Sullivan Report-Strg	1615										1,545.00	
Harris Assocs	LL 18										5,446.00	
Harris Assocs-Strg	4,5,6										165.00	
Harris Assocs-Strg	LL 04B											57,826.00
Harris Assocs-Strg	LL 14										199.00	
Harris Assocs-Strg	LL 26										283.00	
Harris Assocs-Strg	LL L2										150.00	
Hartford Fire-RENEWAL	0420										197.00	
Hartford Fire-RENEWAL	2510										9,230.00	
Hartford Fire-RENEWAL	2600										7,993.00	
**Vacant Office	Qtr 1										27,095.00	
**Vacant Office	Qtr 2										9,068.50	
**Vacant Office	Qtr 3										9,068.50	
**Vacant Office	Qtr 4										9,068.50	
**Vacant-Lower Level	Mo 18											
Computershare Give Back	MZ/2/4											
John Gregoric	1650											
Neal, Gerber	16-23											
Neal, Gerber-Strg	LL 6/10											
Levenfield Pearl	12&13											
Grind-LaSalle LLC	1400											
Total SqFt Expiring		131,536.00	24,668.00	9,557.00	88,506.00	158,559.00	80,885.00	52,723.00	209,079.00	66,378.00	67,052.00	237,564.50
Percent Of Total Expiring		19.0%	3.6%	1.4%	12.8%	22.9%	11.7%	7.6%	30.2%	9.6%	9.7%	34.3%

Supporting Schedule - Occupancy & Absorption Rates											
Physical Occupancy Based on Absorption & Turnover/Vacancy Assumptions											
For the Years Ending	Year 1 Dec-2013	Year 2 Dec-2014	Year 3 Dec-2015	Year 4 Dec-2016	Year 5 Dec-2017	Year 6 Dec-2018	Year 7 Dec-2019	Year 8 Dec-2020	Year 9 Dec-2021	Year 10 Dec-2022	Year 11 Dec-2023
SqFt Occupied											
January	612,055.00	623,999.00	652,054.00	659,362.00	643,319.00	557,156.00	651,060.50	648,703.00	660,129.00	609,115.00	660,129.00
February	612,055.00	631,553.00	652,054.00	657,793.00	660,129.00	557,156.00	643,506.50	648,703.00	659,362.00	643,319.00	660,129.00
March	620,980.50	631,553.00	652,054.00	645,532.00	656,008.00	606,742.50	652,575.00	660,129.00	659,362.00	643,319.00	601,474.00
April	620,980.50	631,553.00	654,843.00	645,532.00	648,168.00	651,060.50	652,575.00	652,054.00	659,362.00	643,319.00	503,981.00
May	630,580.50	631,553.00	654,843.00	647,868.00	610,154.00	651,060.50	660,129.00	652,054.00	657,793.00	660,129.00	494,381.00
June	639,792.00	628,586.00	654,843.00	660,129.00	608,664.00	650,917.50	657,929.00	459,840.00	645,532.00	656,008.00	543,967.50
July	568,948.00	654,962.00	656,625.00	654,044.00	616,504.00	650,917.50	631,553.00	462,629.00	645,532.00	653,512.00	641,460.50
August	568,948.00	654,962.00	656,625.00	603,030.00	654,518.00	650,917.50	631,553.00	462,629.00	647,868.00	615,498.00	651,060.50
September	578,016.50	648,703.00	656,625.00	603,030.00	660,129.00	651,060.50	628,586.00	654,843.00	660,129.00	614,008.00	650,917.50
October	622,484.50	648,703.00	660,129.00	609,115.00	660,129.00	606,592.50	654,962.00	656,625.00	660,129.00	616,504.00	650,917.50
November	614,930.50	648,703.00	659,362.00	643,319.00	660,129.00	606,592.50	654,962.00	656,625.00	609,115.00	654,518.00	650,917.50
December	623,999.00	660,129.00	659,362.00	643,319.00	601,474.00	606,592.50	648,703.00	656,625.00	609,115.00	660,129.00	651,060.50
Average Occupied For The Year	609,480.83	641,246.58	655,784.92	639,339.42	639,943.75	620,563.83	647,341.17	605,954.92	647,785.67	639,114.83	613,366.29
Net Absorption											
Annual Square Feet Absorbed	11,944.00	36,130.00	(767.00)	(16,043.00)	(41,845.00)	5,118.50	42,110.50	7,922.00	(47,510.00)	51,014.00	(9,068.50)
Average Monthly Absorption	995.33	3,010.83	(63.92)	(1,336.92)	(3,487.08)	426.54	3,509.21	660.17	(3,959.17)	4,251.17	(755.71)
For the Years Ending	Year 1 Dec-2013	Year 2 Dec-2014	Year 3 Dec-2015	Year 4 Dec-2016	Year 5 Dec-2017	Year 6 Dec-2018	Year 7 Dec-2019	Year 8 Dec-2020	Year 9 Dec-2021	Year 10 Dec-2022	Year 11 Dec-2023
Percentage Occupancy											
January	88.30%	90.03%	94.07%	95.13%	92.81%	80.38%	93.93%	93.59%	95.24%	87.88%	95.24%
February	88.30%	91.12%	94.07%	94.90%	95.24%	80.38%	92.84%	93.59%	95.13%	92.81%	95.24%
March	89.59%	91.12%	94.07%	93.13%	94.64%	87.54%	94.15%	95.24%	95.13%	92.81%	86.78%
April	89.59%	91.12%	94.48%	93.13%	93.51%	93.93%	94.15%	94.07%	95.13%	92.81%	72.71%
May	90.98%	91.12%	94.48%	93.47%	88.03%	93.93%	95.24%	94.07%	95.24%	95.24%	71.33%
June	92.30%	90.69%	94.48%	95.24%	87.81%	93.91%	94.92%	66.34%	93.13%	94.64%	78.48%
July	82.08%	94.49%	94.73%	94.36%	88.95%	93.91%	91.12%	66.75%	93.13%	94.28%	92.55%
August	82.08%	94.49%	94.73%	87.00%	94.43%	93.91%	91.12%	66.75%	93.47%	88.80%	93.93%
September	83.39%	93.59%	94.73%	87.00%	95.24%	93.93%	90.69%	94.48%	95.24%	88.58%	93.91%
October	89.81%	93.59%	95.24%	87.88%	95.24%	87.52%	94.49%	94.73%	95.24%	88.95%	93.91%
November	88.72%	93.59%	95.13%	92.81%	95.24%	87.52%	94.49%	94.73%	87.88%	94.43%	93.91%
December	90.03%	95.24%	95.13%	92.81%	86.78%	87.52%	93.59%	94.73%	87.88%	95.24%	93.93%
Average Occupancy For The Year	87.93%	92.51%	94.61%	92.24%	92.33%	89.53%	93.39%	87.42%	93.46%	92.21%	88.49%
Net Absorption											
Annual Percentage Absorbed	1.72%	5.21%	(0.11%)	(2.31%)	(6.04%)	0.74%	6.08%	1.14%	(6.85%)	7.36%	(1.31%)
Average Monthly Percentage	0.14%	0.43%	(0.01%)	(0.19%)	(0.50%)	0.06%	0.51%	0.10%	(0.57%)	0.61%	(0.11%)

Supporting Schedule -- Average Square Feet Occupancy

For the Years Ending		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
		Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023
Tenant	Suite											
JPMorgan Chase	0120	3,795.00	3,795.00	3,795.00	3,795.00	3,795.00	3,795.00	3,795.00	3,795.00	3,795.00	3,795.00	3,795.00
Satish Pirithada	0130	767.00	767.00	639.17	703.08	767.00	767.00	767.00	767.00	575.25	767.00	767.00
Syd Jerome	0140	3,363.00	3,363.00	3,363.00	3,363.00	2,522.25	3,363.00	3,363.00	3,363.00	3,363.00	3,363.00	3,363.00
Syd Jerome-Strg	LL	2,496.00	2,496.00	2,496.00	2,496.00	1,872.20	2,496.00	2,496.00	2,496.00	2,496.00	1,872.00	2,496.00
FedEx	0150	495.25										
FedEx-RENEWAL	0150	1,485.75	1,981.00	1,981.00	1,981.00	1,485.75	1,981.00	1,981.00	1,981.00	1,981.00	1,981.00	1,981.00
Eye Level	0155	1,728.00	1,728.00	1,728.00	1,296.00	1,728.00	1,728.00	1,728.00	1,728.00	1,296.00	1,728.00	1,728.00
Eye Level-Strg	LL	608.00	608.00	608.00	456.75	608.00	608.00	608.00	608.00	456.00	608.00	608.00
Baci	0160	6,085.00	6,085.00	6,085.00	4,563.75	6,085.00	6,085.00	6,085.00	6,085.00	6,085.00	6,085.00	6,085.00
Harris Assocs	4,5,6	57,826.00	57,826.00	57,826.00	57,826.00	53,007.17	48,188.33	57,826.00	57,826.00	57,826.00	57,826.00	43,369.50
Harris Assocs-Strg	LL04B	199.00	199.00	199.00	199.00	182.42	165.83	199.00	199.00	199.00	199.00	149.25
Harris Assocs-Strg	LL14	283.00	283.00	283.00	283.00	259.42	235.83	283.00	283.00	283.00	283.00	212.25
Harris Assocs-Strg	LL26	150.00	150.00	150.00	150.00	137.50	125.00	150.00	150.00	150.00	150.00	112.50
Harris Assocs-Strg	LL12	197.00	197.00	197.00	197.00	180.58	164.17	197.00	197.00	197.00	197.00	147.75
Burnes & Libman	0600	3,504.00	3,504.00	2,628.00	3,504.00	3,504.00	3,504.00	3,504.00	2,628.00	3,504.00	3,504.00	3,504.00
IL Career	0650	1,944.00	2,592.00	2,592.00	2,592.00	2,592.00	1,944.00	2,592.00	2,592.00	2,592.00	2,592.00	2,592.00
Cohen Financial	0800	11,923.50	15,898.00	15,898.00	15,898.00	15,898.00	11,923.50	15,898.00	15,898.00	15,898.00	15,898.00	15,898.00
Cohen Financial-Strg	LL15	300.00	400.00	400.00	400.00	400.00	300.00	400.00	400.00	400.00	400.00	400.00
Ares Mgmt	0850	8,017.50	10,690.00	10,690.00	10,690.00	10,690.00	8,017.50	10,690.00	10,690.00	10,690.00	10,690.00	10,690.00
Ares Mgmt	9th FL	7,157.25	9,543.00	9,543.00	9,543.00	9,543.00	7,157.25	9,543.00	9,543.00	9,543.00	9,543.00	9,543.00
Ares Mgmt	0950	3,848.25	5,131.00	5,131.00	5,131.00	5,131.00	3,848.25	5,131.00	5,131.00	5,131.00	5,131.00	5,131.00
Ares Mgmt-Strg	LL30	160.50	214.00	214.00	214.00	214.00	160.50	214.00	214.00	214.00	214.00	214.00
Crane & Norcross	0900	12,261.00	12,261.00	12,261.00	9,195.75	12,261.00	12,261.00	12,261.00	12,261.00	9,195.75	12,261.00	12,261.00
Munich American	1000	16,810.00	16,810.00	16,810.00	14,008.33	15,409.17	16,810.00	16,810.00	16,810.00	16,810.00	12,607.50	16,810.00
Bank of NY	1050/7th	36,469.00	36,469.00	36,469.00	36,469.00	27,351.75	36,469.00	36,469.00	36,469.00	36,469.00	27,351.75	36,469.00
Bank of NY-Strg	LL02	1,545.00	1,545.00	1,545.00	1,545.00	1,158.75	1,545.00	1,545.00	1,545.00	1,545.00	1,158.75	1,545.00
Urgo & Nugent	1100	11,426.00	8,569.50	11,426.00	11,426.00	11,426.00	11,426.00	10,473.83	9,521.67	11,426.00	11,426.00	11,426.00
Henke & Burke	1110	4,121.00	4,121.00	4,121.00	4,121.00	3,090.75	4,121.00	4,121.00	4,121.00	4,121.00	3,090.75	4,121.00
**Mgmt Office	1120	1,627.00	1,627.00	1,627.00	1,627.00	1,627.00	1,627.00	1,627.00	1,627.00	1,627.00	1,627.00	1,627.00
**Conference Center	1130	713.00	713.00	713.00	713.00	713.00	713.00	713.00	713.00	713.00	713.00	713.00
IL Clean Energy	1140	5,167.00	3,875.25	5,167.00	5,167.00	5,167.00	5,167.00	5,167.00	5,167.00	5,167.00	5,167.00	5,167.00
Mission Measure	1150	3,402.50	3,742.75	4,083.00	4,083.00	4,083.00	4,083.00	3,062.25	4,083.00	4,083.00	4,083.00	4,083.00
Levenfield Pearl	12&13	53,175.00	53,175.00	53,175.00	53,175.00	53,175.00	53,175.00	53,175.00	53,175.00	53,175.00	53,175.00	39,881.25
Gmnd-LaSalle LLC	1400	6,400.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	7,200.00
Pavalon & Gifford	1600	8,075.00	8,075.00	8,075.00	8,075.00	8,075.00	8,075.00	8,075.00	8,075.00	8,075.00	8,075.00	8,075.00
Sullivan Report	1615	5,446.00	5,446.00	5,446.00	5,446.00	4,084.50	5,446.00	5,446.00	5,446.00	5,446.00	4,084.50	5,446.00
Sullivan Report-Strg	LL18	165.00	165.00	165.00	165.00	123.75	165.00	165.00	165.00	165.00	123.75	165.00
John Gregoric	1650	3,557.00	3,557.00	3,557.00	3,557.00	3,557.00	3,557.00	3,557.00	2,667.75	3,557.00	3,557.00	3,557.00
John Gregoric-Strg	LL17	107.25	143.00	143.00	143.00	143.00	107.25	143.00	143.00	143.00	143.00	107.25
Mega Intl	1803	4,627.00	4,627.00	3,470.25	4,627.00	4,627.00	4,627.00	4,627.00	3,470.25	4,627.00	4,627.00	4,627.00
Mega Intl-Strg	LL07	659.00	659.00	494.25	659.00	659.00	659.00	659.00	494.25	659.00	659.00	659.00
**LaSalle St	1804	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00
Berlitz	1810	2,892.50	3,181.75	3,471.00	3,471.00	3,471.00	3,471.00	2,603.25	3,471.00	3,471.00	3,471.00	3,471.00
Neal, Gerber	1823	179,245.00	179,245.00	179,245.00	179,245.00	179,245.00	179,245.00	179,245.00	134,433.75	179,245.00	179,245.00	179,245.00
Neal, Gerber-Strg	LL6/10	9,412.00	9,412.00	9,412.00	9,412.00	9,412.00	9,412.00	9,412.00	7,059.00	9,412.00	9,412.00	9,412.00
Hartford Fire-RENEWAL	0420	9,230.00	9,230.00	9,230.00	9,230.00	9,230.00	6,922.50	9,230.00	9,230.00	9,230.00	9,230.00	6,922.50
Hartford Fire-RENEWAL	2510	7,993.00	7,993.00	7,993.00	7,993.00	7,993.00	7,993.00	7,993.00	7,993.00	7,993.00	7,993.00	5,994.75
Hartford Fire-RENEWAL	2600	27,095.00	27,095.00	27,095.00	27,095.00	27,095.00	20,321.25	27,095.00	27,095.00	27,095.00	27,095.00	20,321.25
Computershare	MZ/2/4	38,695.00										
Computershare Downsize	MZ/2/4	25,507.00	51,014.00	51,014.00	38,260.50	51,014.00	51,014.00	51,014.00	51,014.00	42,511.67	46,762.83	51,014.00
Computershare Give Back	MZ/2/4		13,188.00	26,376.00	26,376.00	26,376.00	26,376.00	19,782.00	26,376.00	26,376.00	26,376.00	26,376.00
**Vacant Office	Qtr 1	7,557.08	9,068.50	9,068.50	9,068.50	9,068.50	6,801.38	9,068.50	9,068.50	9,068.50	9,068.50	6,801.38
**Vacant Office	Qtr 2	5,289.96	9,068.50	9,068.50	9,068.50	9,068.50	6,801.38	9,068.50	9,068.50	9,068.50	9,068.50	6,801.38
**Vacant Office	Qtr 3	3,022.83	9,068.50	9,068.50	9,068.50	9,068.50	6,801.38	9,068.50	9,068.50	9,068.50	9,068.50	8,312.79
**Vacant Office	Qtr 4	755.71	9,068.50	9,068.50	9,068.50	9,068.50	8,312.79	7,557.08	9,068.50	9,068.50	9,068.50	9,068.50
**Vacant Office	Mo 300											
**Vacant-Lower Level	Mo 18		1,283.33	2,200.00	2,200.00	2,200.00	2,200.00	1,650.00	2,200.00	2,200.00	2,200.00	2,200.00

Total Amount Per Year	609,480.83	641,246.58	655,784.92	639,339.41	639,943.76	620,563.84	647,341.16	605,954.92	639,114.83	647,785.67	639,114.83	613,366.30
Average Percent Occupancy	87.93%	92.51%	94.61%	92.24%	92.33%	89.53%	93.39%	87.42%	92.21%	93.46%	92.21%	88.49%



Supporting Schedule -- Scheduled Base Rental Revenue

For the Years Ending		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
		Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023
Tenant	Suite											
JPMorgan Chase	0120	360,525	405,591	414,604	414,604	414,604	414,604	466,437	476,804	476,804	476,804	476,804
Satish Pirihada	0130	33,253	34,248	29,248	10,686	15,501	15,966	16,445	16,938	17,839	17,839	18,374
Syd Jerome	0140	252,225	252,225	252,225	252,225	211,305	384,186	395,712	407,583	419,811	432,405	445,377
Syd Jerome-Strg	LL	55,848	57,096	58,344	59,592	31,832	33,711	33,711	33,711	33,711	26,626	39,081
FedEx	0150	46,266										
FedEx-RENEWAL	0150	126,000	171,780	176,933	182,241	111,390	169,731	174,823	180,067	185,469	191,034	196,765
Eye Level	0155	42,977	44,258	45,593	19,387	34,668	35,708	36,779	37,883	20,960	39,894	41,091
Eye Level-Strg	LL	15,121	15,575	17,973	6,655	7,973	7,973	7,973	7,973	6,508	9,242	9,242
Baci	0160	154,985	154,985	154,985	148,141	502,433	517,506	533,032	549,023	565,493	582,458	599,932
Harris Assocs	4,5,6	751,979	772,218	792,457	812,696	762,821	754,157	1,236,818	1,273,922	1,312,140	1,351,504	750,914
Harris Assocs-Strg	LL04B	2,237	2,276	2,314	2,352	2,190	2,207	2,768	2,768	2,768	2,768	2,333
Harris Assocs-Strg	LL14	4,145	4,216	4,286	4,357	4,056	3,281	3,937	3,937	3,937	3,937	3,318
Harris Assocs-Strg	LL26	2,197	2,234	2,272	2,309	2,150	1,739	2,087	2,087	2,087	2,087	1,759
Harris Assocs-Strg	LL12	2,215	2,253	2,291	2,328	2,168	2,284	2,741	2,741	2,741	2,741	2,310
Burnes & Libman	0600	70,956	72,708	39,580	67,415	69,437	71,521	73,666	56,483	63,252	82,295	84,763
IL Career	0650	29,938	39,230	48,416	49,869	51,365	39,384	44,104	57,381	59,102	60,875	62,702
Cohen Financial	0800	126,389	240,616	296,960	305,868	315,044	241,360	270,508	351,946	362,504	373,379	384,580
Cohen Financial-Strg	LL15	3,000	4,800	4,800	4,800	4,800	3,600	5,731	5,731	5,731	5,731	5,731
Ares Mgmt	0850	84,986	161,793	199,679	205,669	211,839	162,428	181,893	236,652	243,752	251,064	258,596
Ares Mgmt	9th FL	81,911	144,433	178,254	183,602	189,110	145,000	162,376	211,260	217,598	224,126	230,850
Ares Mgmt	0950	48,531	77,658	95,842	98,717	101,679	77,962	87,305	113,589	116,996	120,506	124,121
Ares Mgmt-Strg	LL30	2,943	2,568	2,568	2,568	2,568	1,926	3,066	3,066	3,066	3,066	3,066
Crane & Norcross	0900	203,226	208,744	214,261	126,299	245,383	252,745	260,327	288,137	148,043	282,369	290,840
Munich American	1000	336,200	336,200	336,200	280,167	241,227	349,922	360,419	371,232	382,369	212,891	402,694
Bank of NY	1050/7th	720,263	738,497	756,732	774,966	415,284	748,067	770,509	793,624	817,433	485,077	825,103
Bank of NY-Strg	LL02	33,437	34,441	35,474	36,538	20,993	20,867	20,867	20,867	20,867	16,204	24,190
Urgo & Nugent	1100	197,338	134,164	141,755	218,739	225,301	232,060	218,557	188,091	259,269	267,047	275,059
Henke & Burke	1110	82,077	84,137	86,198	88,258	46,075	84,949	87,498	90,122	92,826	51,251	97,753
**Mgmt Office	1120											
**Conference Center	1130											
IL Clean Energy	1140	94,763	39,657	88,771	99,657	102,646	105,726	71,880	97,450	114,672	118,112	121,655
Mission Measure	1150	60,394	37,849	77,781	80,114	82,517	84,993	47,321	89,511	92,196	94,962	97,811
Levenfield Pearl	12&13	847,477	860,770	870,076	878,052	886,028	894,005	901,981	909,957	917,933	925,910	607,155
Gmnd-LaSalle LLC	1400	134,400	205,632	211,801	218,155	224,700	231,441	238,384	245,535	252,901	260,488	136,062
Pavalon & Gifford	1600	165,538	169,575	83,526	157,671	162,401	167,274	172,292	95,528	181,444	186,887	192,494
Sullivan Report	1615	112,819	116,203	119,689	123,280	66,156	11,435	114,778	118,221	121,768	82,786	112,236
Sullivan Report-Strg	LL18	6,918	7,264	7,627	8,008	4,217	2,229	2,229	2,229	1,701	1,701	2,583
John Gregoric	1650	63,137	62,514	63,842	65,556	67,263	68,970	70,678	39,837	79,531	81,917	84,375
John Gregoric-Strg	LL17	1,430	1,716	1,716	1,716	1,716	1,378	1,989	1,989	1,989	1,989	1,518
Mega Intl	1803	79,110	78,474	45,517	89,683	92,374	95,145	98,000	53,992	103,200	106,295	109,484
Mega Intl-Strg	LL07	7,908	7,908	6,172	8,390	8,390	8,390	8,390	6,626	9,726	9,726	9,726
**LaSalle St	1804	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550
Berlitz	1810	44,111	32,176	66,122	68,106	70,149	72,253	40,228	76,094	78,377	80,728	83,150
Neal, Gerber	16-23	2,637,895	2,691,668	2,745,442	2,799,215	2,852,989	2,906,762	2,960,536	1,738,902	4,007,758	4,127,991	4,251,831
Neal, Gerber-Strg	LL6/10	105,093	107,446	109,799	112,152	114,505	116,858	119,211	76,125	210,444	216,757	223,260
Hartford Fire-RENEWAL	0420	129,789	134,596	139,403	144,210	149,017	104,326	196,935	202,843	208,929	215,197	119,317
Hartford Fire-RENEWAL	2510	147,870	151,867	155,864	159,860	163,857	90,344	175,542	175,658	186,356	186,356	103,326
Hartford Fire-RENEWAL	2600	518,832	532,855	546,878	560,900	574,923	306,253	578,111	595,454	613,318	631,717	350,258
Computershare	MZ/2/4	706,184										
Computershare Downsize	MZ/2/4	476,131	967,140	992,647	587,724	966,607	1,038,668	1,069,828	1,101,923	941,112	848,662	1,231,059
Computershare Give Back	MZ/2/4		40,751	495,605	508,793	521,981	535,169	294,502	571,150	588,284	605,933	624,111
**Vacant Office	Qtr 1	136,028	167,314	172,333	177,503	182,828	192,543	192,543	198,320	204,269	210,397	116,164
**Vacant Office	Qtr 2	95,219	169,090	171,072	176,204	181,491	100,204	191,124	196,858	202,764	208,846	141,988
**Vacant Office	Qtr 3	54,411	164,865	169,811	174,906	180,153	122,480	166,051	195,396	201,258	207,296	195,234
**Vacant Office	Qtr 4	13,603	163,641	168,550	173,607	178,815	168,410	121,818	199,781	205,775	211,948	218,307
**Vacant Office	Mo 300											
**Vacant-Lower Level	Mo 18		23,793	41,502	42,747	44,029	45,350	25,039	47,757	49,190	50,666	52,186

Total Amount Per Year
Weighted Average Per SqFt



Supporting Schedule -- Base Rent Abatements

For the Years Ending		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
		Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023
Tenant	Suite											
JPMorgan Chase	0120											
Satish Prithada	0130											
Syd Jerome	0140				3,143	41,005				3,644		
FedEx	0150											
FedEx-RENEWAL	0150					18,116						
Eye Level	0155				7,081					8,209		
Eye Level-Strg	LL											
Baci	0160				54,025							
Harris Assocs	4,5,6						251,386					291,425
Harris Assocs-Strg	LL04B											
Harris Assocs-Strg	LL14											
Harris Assocs-Strg	LL26											
Harris Assocs-Strg	LL12											
Burnes & Libman	0600			13,940						16,645		
IL Career	0650	11,664	7,776					11,606				
Cohen Financial	0800	71,541	47,694					71,186				
Cohen Financial-Strg	LL15											
Ares Mgmt	0850	48,105	32,070					47,867				
Ares Mgmt	9th FL	42,944	28,629					42,731				
Ares Mgmt	0950	23,090	15,393					22,975				
Ares Mgmt-Strg	LL30											
Crane & Norcross	0900				50,242					58,245		
Munich American	1000					70,949					82,250	
Bank of NY	1050/7th					163,923					142,751	35,688
Bank of NY-Strg	LL02											
Urgo & Nugent	1100		17,653	70,613		17,393			52,697		20,164	
Henke & Burke	1110											
**Mgmt Office	1120											
**Conference Center	1130											
IL Clean Energy	1140		31,932	7,983				9,255	13,882			
Mission Measure	1150		31,541					18,282				
Levenfield Pearl	12&13											
Grind-LaSalle LLC	1400											267,985
Pavalon & Gifford	1600											48,381
Sullivan Report	1615			32,125		22,986			37,242		10,659	15,988
Sullivan Report-Strg	LL18											
John Gregoric	1650								16,405			
John Gregoric-Strg	LL17											
Mega Intl	1803			18,408					21,340			
Mega Intl-Strg	LL07											
**LaSalle St	1804											
Berlitz	1810		26,813									
Neal, Gerber	16-23							15,542	826,683			
Neal, Gerber-Strg	LL6/10								43,408			
Hartford Fire-RENEWAL	0420											46,516
Hartford Fire-RENEWAL	2510											40,282
Hartford Fire-RENEWAL	2600											136,550
Computershare	MZ/2/4											
Computershare Downsize	MZ/2/4		203,755		167,233	41,808					249,606	
Computershare Give Back	MZ/2/4											
**Vacant Office	Qtr 1							118,104				
**Vacant Office	Qtr 2											
**Vacant Office	Qtr 3							23,654				
**Vacant Office	Qtr 4							40,606				
**Vacant Office	Mo 300											
**Vacant-Lower Level	Mo 18							9,851				
Total Amount Per Year		197,344	443,256	143,069	281,724	366,180	538,663	431,659	1,011,657	86,743	505,430	946,798
Weighted Average Per SqFt		0.28	0.64	0.21	0.41	0.53	0.78	0.62	1.46	0.13	0.73	1.37

Supporting Schedule -- Absorption & Turnover Vacancy

For the Years Ending		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
		Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023
Tenant	Suite											
JPMorgan Chase	0120											
Satish Prithada	0130											
Syd Jerome	0140			2,441	1,257	94,627				4,372		
Syd Jerome-Strg	LL					8,428					9,770	
FedEx	0150											
FedEx-RENEWAL	0150					41,806						
Eye Level	0155				8,497					9,850		
Eye Level-Strg	LL				1,993					2,311		
Baci	0160				124,673							
Harris Assocs	4,5,6					97,626	201,109					349,710
Harris Assocs-Strg	LL04B					224	461					802
Harris Assocs-Strg	LL14					319	656					1,141
Harris Assocs-Strg	LL26					169	348					605
Harris Assocs-Strg	LL12					222	457					794
Burnes & Libman	0600								19,393			
IL Career	0650	11,664		16,728			13,522					
Cohen Financial	0800	71,541					82,936					
Cohen Financial-Strg	LL15	1,200					1,391					
Ares Mgmt	0850	48,105					55,767					
Ares Mgmt	9th FL	42,944					49,783					
Ares Mgmt	0950	23,090					26,767					
Ares Mgmt-Strg	LL30	642					744					
Crane & Norcross	0900				60,291				69,893			
Munich American	1000				55,106						98,700	
Bank of NY	1050/7th					28,380					214,127	
Bank of NY-Strg	LL02					184,708					6,048	
Urgo & Nugent	1100		52,960			5,217						
Henke & Burke	1110							20,465	42,158			
**Mgmt Office	1120					20,872					24,196	
**Conference Center	1130											
IL Clean Energy	1140		23,949									
Mission Measure	1150		6,308									
Levenfield Pearl	12&13	12,249										
Grnd-LaSalle LLC	1400											321,582
Pavalon & Gifford	1600			38,550								58,057
Sullivan Report	1615					27,583			44,691		31,976	
Sullivan Report-Strg	LL18					557					646	
John Gregoric	1650								19,686			
John Gregoric-Strg	LL17	429					497					577
Mega Intl	1803			22,090								
Mega Intl-Strg	LL07			2,097					25,608			
**LaSalle St	1804								2,431			
Berlitz	1810	10,413										
Neal, Gerber	16-23		5,363									
Neal, Gerber-Strg	LL6/10											
Hartford Fire-RENEWAL	0420											55,820
Hartford Fire-RENEWAL	2510						48,150					48,339
Hartford Fire-RENEWAL	2600						41,697					163,860
Computershare	MZ/2/4						141,347					
Computershare Downsize	MZ/2/4				250,850					193,869	99,843	
Computershare Give Back	MZ/2/4							141,724				
**Vacant Office	Qtr 1	27,206					47,308					54,843
**Vacant Office	Qtr 2	68,014					47,308					54,843
**Vacant Office	Qtr 3	108,822					47,308					18,281
**Vacant Office	Qtr 4	149,630					15,769	32,485				
**Vacant Office	Mo 300											
**Vacant-Lower Level	Mo 18	39,600	16,995					11,821				
Total Amount Per Year		615,549	105,575	81,906	502,667	510,738	823,325	274,848	1,198,076	280,295	485,306	1,129,254
Weighted Average Per SqFt		0.89	0.15	0.12	0.73	0.74	1.19	0.40	1.73	0.40	0.70	1.63

Supporting Schedule -- Expense Reimbursement Revenue

For the Years Ending		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
		Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023
Tenant	Suite											
JPMorgan Chase	0120	45,188	46,640	48,130	49,471	50,958	52,417	54,142	55,564	57,640	59,267	60,864
Satish Priithada	0130	618	887	990	9,165	10,299	10,593	10,942	11,230	8,738	11,978	12,300
Syd Jerome	0140	35,915	37,060	38,238	39,313	32,703	46,450	47,978	49,238	51,078	52,521	53,935
Syd Jerome-Strg	LL											
FedEx	0150	5,897										
FedEx-RENEWAL	0150	17,690	24,347	25,123	25,825	19,951	27,361	28,263	29,003	30,089	30,937	31,770
Eye Level	0155	20,576	21,237	21,916	16,894	23,204	23,868	24,652	25,301	19,684	26,986	27,713
Eye Level-Strg	LL											
Baci	0160	64,986	67,059	69,186	55,398	81,711	84,049	86,811	89,091	92,420	95,028	97,591
Harris Assocs	4,5,6	688,543	710,668	733,371	753,834	711,785	665,590	824,974	846,636	878,280	903,056	695,558
Harris Assocs-Strg	LL04B											
Harris Assocs-Strg	LL14											
Harris Assocs-Strg	LL26											
Harris Assocs-Strg	LL12											
Burnes & Libman	0600	41,723	43,063	33,330	45,679	47,053	48,398	49,990	38,476	53,219	54,720	56,198
IL Career	0650	7,717	31,854	32,871	33,789	34,805	26,851	36,978	37,951	39,370	40,478	41,571
Cohen Financial	0800	141,976	195,383	201,624	207,249	213,480	164,691	226,809	232,765	241,466	248,276	254,972
Cohen Financial-Strg	LL15											
Ares Mgmt	0850	95,466	131,377	135,574	139,358	143,547	110,740	152,509	156,514	162,362	166,945	171,446
Ares Mgmt	9th FL	85,222	117,282	121,028	124,405	128,145	98,858	136,145	139,720	144,943	149,031	153,050
Ares Mgmt	0950	45,822	63,058	65,074	66,888	68,899	53,153	73,200	75,123	77,933	80,129	82,292
Ares Mgmt-Strg	LL30											
Crane & Norcross	0900	145,992	150,686	155,499	119,878	164,643	169,351	174,920	179,515	139,669	191,478	196,642
Munich American	1000	200,160	206,591	213,191	182,616	206,916	232,184	239,819	246,118	255,316	196,888	269,597
Bank of NY	1050/7th	434,241	448,195	462,511	475,417	367,281	503,719	520,284	533,947	553,904	427,148	584,887
Bank of NY-Strg	LL02											
Urgo & Nugent	1100	136,052	105,317	144,908	148,952	153,430	157,818	149,425	139,408	173,543	178,437	183,250
Henke & Burke	1110	49,068	50,645	52,263	53,723	41,503	56,919	58,792	60,336	62,590	48,268	66,094
**Mgmt Office	1120											
**Conference Center	1130											
IL Clean Energy	1140	61,523	47,627	65,528	67,359	69,382	71,366	55,286	75,649	78,479	80,692	82,868
Mission Measure	1150	40,513	45,998	51,783	53,226	54,827	56,396	43,686	59,779	62,013	63,763	65,482
Levenfield Pearl	12&13	633,163	653,509	674,385	693,202	714,039	734,464	758,621	778,541	807,640	830,425	639,614
Gmnd-LaSalle LLC	1400	76,206	117,982	121,750	125,149	128,910	132,598	136,959	140,553	145,807	149,920	115,473
Pavalon & Gifford	1600	96,150	99,240	76,808	105,268	108,431	111,534	115,201	88,670	122,646	126,106	129,506
Sullivan Report	1615	64,848	66,931	69,069	70,995	54,847	75,221	77,696	79,736	82,715	63,789	87,343
Sullivan Report-Strg	LL18											
John Gregoric	1650	42,353	43,715	45,111	46,369	47,765	49,131	50,746	39,057	54,024	55,549	57,045
John Gregoric-Strg	LL17											
Mega Intl	1803	55,093	56,864	44,010	60,318	62,132	63,909	66,011	50,810	70,277	72,258	74,209
Mega Intl-Strg	LL07											
**LaSalle St	1804											
Berlitz	1810	34,442	39,103	44,020	45,249	46,608	47,944	37,139	50,819	52,718	54,206	55,668
Neal, Gerber	1823	2,134,294	2,202,878	2,273,250	2,336,680	2,406,918	2,475,774	2,557,195	1,968,260	2,722,434	2,799,236	2,874,726
Neal, Gerber-Strg	LL6/10								45,934	142,953	146,985	150,950
Hartford Fire-RENEWAL	0420	109,905	113,434	117,057	120,324	123,940	95,616	131,679	135,138	140,188	144,143	111,023
Hartford Fire-RENEWAL	2510	95,175	98,233	101,372	104,199	107,330	82,801	114,031	117,026	121,401	124,826	96,144
Hartford Fire-RENEWAL	2600	322,623	332,992	343,628	353,217	363,835	280,682	386,551	396,703	411,529	423,138	325,913
Computershare	MZ/2/4	460,746										
Computershare Downsize	MZ/2/4	303,714	626,950	646,978	498,773	685,021	704,618	727,790	746,902	645,682	730,287	818,160
Computershare Give Back	MZ/2/4	162,079	162,079	334,509	343,843	354,179	364,312	282,219	386,175	400,607	411,908	423,017
**Vacant Office	Qtr 1	89,983	111,449	115,010	118,221	121,772	93,942	129,376	132,774	137,736	141,620	109,080
**Vacant Office	Qtr 2	62,986	111,449	115,010	118,221	121,772	93,942	129,376	132,774	137,736	141,620	109,080
**Vacant Office	Qtr 3	35,994	111,449	115,010	118,221	121,772	93,942	129,376	132,774	137,736	141,620	133,321
**Vacant Office	Qtr 4	8,998	111,449	115,010	118,221	121,772	114,817	107,814	132,774	137,736	141,620	145,441
**Vacant Office	Mo 300											
**Vacant-Lower Level	Mo 18											
Total Amount Per Year		6,991,561	7,604,680	8,024,125	8,044,909	8,315,565	8,276,019	8,943,848	8,668,994	9,687,715	9,839,638	9,679,075
Weighted Average Per SqFt		10.09	10.97	11.58	11.61	12.00	11.94	12.90	12.51	13.98	14.20	13.96

(continued on next page)

Supporting Schedule -- Expense Reimbursement Revenue
(continued from previous page)

Supporting Schedule -- Tenant Improvements

For the Years Ending		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
		Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023
Tenant	Suite											
JPMorgan Chase	0120				12,153	35,958				14,088		
Satish Prithada	0130											
Syd Jerome	0140											
Syd Jerome-Strg	LL											
FedEx	0150					21,182						
FedEx-RENEWAL	0150											
Eye Level	0155				27,379					31,740		
Eye Level-Strg	LL											
Baci	0160				63,168							
Harris Assocs	4.5.6						972,025					1,126,843
Harris Assocs-Strg	LL04B											
Harris Assocs-Strg	LL14											
Harris Assocs-Strg	LL26											
Harris Assocs-Strg	LL12											
Burnes & Libman	0600			53,902						64,362		
IL Career	0650	37,584						44,877				
Cohen Financial	0800	230,521						275,254				
Cohen Financial-Strg	LL15											
Ares Mgmt	0850	155,005						185,084				
Ares Mgmt	9th FL	138,374						165,225				
Ares Mgmt	0950	74,400						88,837				
Ares Mgmt-Strg	LL30											
Crane & Norcross	0900				194,270				225,212			
Munich American	1000					274,337			318,032			
Bank of NY	1050/7th					595,170			689,965			
Bank of NY-Strg	LL02		170,647									
Urgo & Nugent	1100								203,762			
Henke & Burke	1110					67,254				77,966		
**Mgmt Office	1120											
**Conference Center	1130											
IL Clean Energy	1140		77,169					89,460				
Mission Measure	1150		60,980					70,692				
Levenfield Pearl	12&13											
Grind-LaSalle LLC	1400											1,036,210
Pavalon & Gifford	1600			124,218					144,003	103,034		187,073
Sullivan Report	1615					88,878						
Sullivan Report-Strg	LL18											
John Gregoric	1650								63,433			
John Gregoric-Strg	LL17								82,514			
Mega Intl	1803											
Mega Intl-Strg	LL07											
**LaSalle St	1804											
Berlitz	1810		51,839					60,096				
Neal, Gerber	16-23											
Neal, Gerber-Strg	LL6/10											
Hartford Fire-RENEWAL	0420											179,863
Hartford Fire-RENEWAL	2510											155,758
Hartford Fire-RENEWAL	2600											527,995
Computershare	MZ/2/4											
Computershare Downsize	MZ/2/4				808,293						965,145	
Computershare Give Back	MZ/2/4											
**Vacant Office	Qtr 1	226,713	679,182					456,668				
**Vacant Office	Qtr 2	226,713										176,716
**Vacant Office	Qtr 3	226,713										176,716
**Vacant Office	Qtr 4	226,713										
**Vacant Office	Mo 300							157,010				
**Vacant-Lower Level	Mo 18		56,650					38,090				

Total Amount Per Year

Weighted Average Per SqFt

Supporting Schedule -- Leasing Commissions

For the Years Ending		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
		Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023
Tenant	Suite											
JPMorgan Chase	0120											
Satish Prithada	0130				6,711	167,629				6,711		
Syd Jerome	0140											
Syd Jerome-Strg	LL											
FedEx	0150					74,057						
FedEx-RENEWAL	0150											
Eye Level	0155				15,120					15,120		
Eye Level-Strg	LL											
Baci	0160				220,854							
Harris Assocs	4,5,6						505,978					505,978
Harris Assocs-Strg	LL04B											
Harris Assocs-Strg	LL14											
Harris Assocs-Strg	LL26											
Harris Assocs-Strg	LL12											
Burnes & Libman	0600			30,660						30,660		
IL Career	0650	22,680						22,680				
Cohen Financial	0800	139,108						139,108				
Cohen Financial-Strg	LL15											
Ares Mgmt	0850	93,538						93,538				
Ares Mgmt	9th FL	83,501						83,501				
Ares Mgmt	0950	44,896						44,896				
Ares Mgmt-Strg	LL30											
Crane & Norcross	0900				107,284					107,284		
Munich American	1000					147,088					147,088	
Bank of NY	1050/7th					319,104					319,104	
Bank of NY-Strg	LL02											
Urgo & Nugent	1100		99,978						99,978			
Henke & Burke	1110					36,059					36,059	
**Mgmt Office	1120											
**Conference Center	1130											
IL Clean Energy	1140	45,211						45,211				
Mission Measure	1150	35,726						35,726				
Levenfield Pearl	12&13											
Grnd-LaSalle LLC	1400											465,281
Pavalon & Gifford	1600											84,000
Sullivan Report	1615			70,656		47,653			70,656		47,653	
Sullivan Report-Strg	LL18											
John Gregoric	1650									31,124		
John Gregoric-Strg	LL17											
Mega Intl	1803			40,486								
Mega Intl-Strg	LL07											
**LaSalle St	1804											
Berlitz	1810		30,371									
Neal, Gerber	16-23											
Neal, Gerber-Strg	LL6/10								1,568,394			
Hartford Fire-RENEWAL	0420								82,355			
Hartford Fire-RENEWAL	2510											80,763
Hartford Fire-RENEWAL	2600											69,939
Computershare	MZ/2/4											237,081
Computershare Downsize	MZ/2/4				446,373							
Computershare Give Back	MZ/2/4											
**Vacant Office	Qtr 1	79,349	230,790					230,790			446,373	
**Vacant Office	Qtr 2	79,349										79,349
**Vacant Office	Qtr 3	79,349										79,349
**Vacant Office	Qtr 4	79,349										
**Vacant Office	Mo 300											
**Vacant-Lower Level	Mo 18		19,250					19,250				
Total Amount Per Year		701,119	461,326	141,802	796,342	791,590	1,131,808	824,420	1,892,993	159,775	996,277	1,601,740
Weighted Average Per SqFt		1.01	0.67	0.20	1.15	1.14	1.63	1.19	2.73	0.23	1.44	2.31

Presentation Rent Roll & Current Term Tenant Summary
As of Jan-2013 for 693,129 Square Feet

Tenant Name Type & Suite Number Lease Dates & Term	Floor SqFt Bldg Share	Rate & Amount per Year per Month	Changes		CPI & Current Porters' Wage Miscellaneous	Months to Abate		Pont to Abate	Description of Operating Expense Reimbursements	Imprvmnts Rate Amount		Commsns Rate Amount	Assumption about subsequent terms for this tenant
			on	to		Abate	Abate						
1 JPMorgan Chase Retail, Suite: 0120 Mar-2008 to Feb-2024 192 Months	3,795.00 0.55%	\$95.00 \$360,525 \$7.92 \$30,044	Mar-2014 Mar-2019	\$109.25 \$125.64	-	-	-	-	See method: Net Lease	-	-	-	Market See assumption: Retail
2 Satish Prithada Retail, Suite: 0130 Nov-2010 to Oct-2015 60 Months	767.00 0.11%	\$43.14 \$33,088 \$3.60 \$2,157	Nov-2013 Nov-2014	\$44.43 \$45.76	-	-	-	-	See method: Satish	-	-	-	Market See assumption: Office
3 Syd Jerome Retail, Suite: 0140 Apr-2010 to Mar-2017 84 Months	3,363.00 0.49%	\$75.00 \$252,225 \$6.25 \$21,019	-	-	-	-	-	-	See method: Syd Jerome	-	-	-	Market See assumption: Retail Corner
4 Syd Jerome-Strg Office, Suite: LL Apr-2010 to Mar-2017 84 Months	2,496.00 0.36%	\$22.00 \$54,912 \$1.83 \$4,576	Apr-2013 Apr-2014 Apr-2015 Apr-2016	\$22.50 \$23.00 \$23.50 \$24.00	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	-	Market See assumption: Storage
5 FedEx Retail, Suite: 0150 Apr-2011 to Mar-2013 24 Months	1,981.00 0.29%	\$93.42 \$185,065 \$7.79 \$15,422	-	-	-	-	-	-	See method: Net Lease	-	-	-	ReAbsorb See assumption: Retail
6 FedEx-RENEWAL Retail, Suite: 0150 Apr-2013 to Mar-2017 48 Months	1,981.00 0.29%	\$84.81 \$168,000 \$7.07 \$14,000	Apr-2014 Apr-2015 Apr-2016	\$87.35 \$89.97 \$92.67	-	-	-	-	See method: Net Lease	-	-	-	Market See assumption: Retail
7 Eye Level Retail, Suite: 0155 Feb-2011 to Jan-2016 60 Months	1,728.00 0.25%	\$24.21 \$41,826 \$2.02 \$3,486	Feb-2013 Feb-2014 Feb-2015	\$24.93 \$25.67 \$26.45	-	-	-	-	See method: Net Lease	-	-	-	Market See assumption: Office
8 Eye Level-Strg Retail, Suite: LL Feb-2011 to Jan-2016 60 Months	608.00 0.09%	\$24.20 \$14,717 \$2.02 \$1,226	Feb-2013 Feb-2014 Feb-2015	\$24.93 \$25.68 \$26.45	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	-	Market See assumption: Storage
9 Baci Retail, Suite: 0160 Jul-2011 to Jun-2016 60 Months	6,085.00 0.88%	\$25.47 \$154,985 \$2.12 \$12,915	-	-	-	-	-	-	See method: Baci	-	-	-	Market See assumption: Retail
10 Harris Assocs Office, Suite: 4,5,6 Dec-2011 to Nov-2017 72 Months	57,826.00 8.34%	\$12.80 \$740,173 \$1.07 \$61,681	Jun-2013 Jun-2014 Jun-2015 Jun-2016 Jun-2017	\$13.15 \$13.50 \$13.85 \$14.20 \$14.55	-	-	-	-	See method: Net Lease	-	-	-	Market See assumption: Office
11 Harris Assocs-Strg Office, Suite: LL04B Dec-2011 to Nov-2017 72 Months	199.00 0.03%	\$11.13 \$2,215 \$0.93 \$185	Jun-2013 Jun-2014 Jun-2015 Jun-2016 Jun-2017	\$11.32 \$11.52 \$11.71 \$11.90 \$12.09	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	-	Market See assumption: Storage
12 Harris Assocs-Strg Office, Suite: LL14 Dec-2011 to Nov-2017 72 Months	283.00 0.04%	\$14.50 \$4,104 \$1.21 \$342	Jun-2013 Jun-2014 Jun-2015 Jun-2016 Jun-2017	\$14.75 \$15.00 \$15.25 \$15.50 \$15.75	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	-	Market See assumption: Storage

(continued on next page)

Presentation Rent Roll & Current Term Tenant Summary
As of Jan-2013 for 693,129 Square Feet
(continued from previous page)

Tenant Name Type & Suite Number Lease Dates & Term	Floor SqFt Bldg Share	Rate & Amount per Year per Month	Changes		CPI & Current Porters' Wage Miscellaneous	Months to Abate	Pont to Abate	Description of Operating Expense Reimbursements	Imprvmnts Rate Amount	Commissns Rate Amount	Assumption about subsequent terms for this tenant
			on	to							
13 Harris Assocs-Strg Office, Suite: LL26 Dec-2011 to Nov-2017 72 Months	150.00 0.02%	\$14.50 \$2,175 \$1.21 \$181	Jun-2013 Jun-2014 Jun-2015 Jun-2016 Jun-2017	\$14.75 \$15.00 \$15.25 \$15.50 \$15.75	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Storage
14 Harris Assocs-Strg Office, Suite: LLL2 Dec-2011 to Nov-2017 72 Months	197.00 0.03%	\$11.13 \$2,193 \$0.93 \$183	Jun-2013 Jun-2014 Jun-2015 Jun-2016 Jun-2017	\$11.32 \$11.52 \$11.71 \$11.90 \$12.09	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Storage
15 Burnes & Libman Office, Suite: 0600 Jul-2010 to Jun-2015 60 Months	3,504.00 0.51%	\$20.00 \$70,080 \$1.67 \$5,840	Jul-2013 Jul-2014	\$20.50 \$21.00	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
16 IL Career Office, Suite: 0650 Jul-2011 to Jun-2013 24 Months	2,592.00 0.37%	\$23.10 \$59,875 \$1.93 \$4,990	-	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Office
17 Cohen Financial Office, Suite: 0800 Jan-2012 to Jun-2013 18 Months	15,898.00 2.29%	\$15.82 \$251,506 \$1.32 \$20,959	Jan-2013	\$15.90	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
18 Cohen Financial-Strg Office, Suite: LL15 Jan-2012 to Jun-2013 18 Months	400.00 0.06%	\$9.00 \$3,600 \$0.75 \$300	-	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Storage
19 Ares Mgmt Office, Suite: 0850 Jul-2011 to Jun-2013 24 Months	10,690.00 1.54%	\$15.82 \$169,116 \$1.32 \$14,093	Jan-2013	\$15.90	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
20 Ares Mgmt Office, Suite: 9th FL Jul-2011 to Jun-2013 24 Months	9,543.00 1.38%	\$16.75 \$159,845 \$1.40 \$13,320	Feb-2013	\$17.25	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
21 Ares Mgmt Office, Suite: 0950 Jul-2011 to Jun-2013 24 Months	5,131.00 0.74%	\$18.50 \$94,924 \$1.54 \$7,910	Feb-2013	\$19.00	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
22 Ares Mgmt-Strg Office, Suite: LL30 Jul-2011 to Jun-2013 24 Months	214.00 0.03%	\$21.00 \$4,494 \$1.75 \$375	Jan-2013	\$21.50	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Storage
23 Crane & Norcross Office, Suite: 0900 Mar-2011 to Feb-2016 60 Months	12,281.00 1.77%	\$16.20 \$198,628 \$1.35 \$16,552	Mar-2013 Mar-2014 Mar-2015	\$16.65 \$17.10 \$17.55	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
24 Munich American Office, Suite: 1000 Nov-2011 to Oct-2016 60 Months	16,810.00 2.43%	\$20.00 \$336,200 \$1.67 \$28,017	-	-	-	-	-	See method: Net Lease	-	-	Market See assumption: Office

Presentation Rent Roll & Current Term Tenant Summary
As of Jan-2013 for 693,129 Square Feet
(continued from previous page)

Tenant Name Type & Suite Number Lease Dates & Term	Floor SqFt Bldg Share	Rate & Amount per Year per Month	Changes		CPI & Current Porters' Wage Miscellaneous	Months to Abate	Pont to Abate	Description of Operating Expense Reimbursements	Imprvmnts		Assumption about subsequent terms for this tenant
			on	to					Rate Amount	Rate Amount	
25 Bank of NY Office, Suite: 1050/7th May-2011 to Apr-2017 72 Months	36,489.00 5.26%	\$19.50	Jul-2013	\$20.00	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
		\$711,146	Jul-2014	\$20.50							
		\$1.63	Jul-2015	\$21.00							
		\$59,262	Jul-2016	\$21.50							
26 Bank of NY-Strg Office, Suite: LL02 May-2011 to Apr-2017 72 Months	1,545.00 0.22%	\$21.22	May-2013	\$21.85	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Storage
		\$32,782	May-2014	\$22.51							
		\$1.77	May-2015	\$23.19							
		\$2,732	May-2016	\$23.88							
27 Urgo & Nugent Office, Suite: 1100 Sep-2011 to Aug-2014 36 Months	11,426.00 1.65%	\$17.10	Sep-2013	\$17.61	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
		\$195,385									
		\$1.43									
		\$16,282									
28 Henke & Burke Office, Suite: 1110 Mar-2011 to Feb-2017 72 Months	4,121.00 0.59%	\$19.50	Mar-2013	\$20.00	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
		\$80,360	Mar-2014	\$20.50							
		\$1.63	Mar-2015	\$21.00							
		\$6,697	Mar-2016	\$21.50							
29 **Mgmt Office Office, Suite: 1120 Expires Dec-2030	1,627.00 0.23%	\$0.00	-	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Office
		\$0									
		\$0.00									
		\$0									
30 **Conference Center Office, Suite: 1130 Expires Dec-2030	713.00 0.10%	\$0.00	-	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Office
		\$0									
		\$0.00									
		\$0									
31 IL Clean Energy Office, Suite: 1140 Jun-2011 to May-2014 36 Months	5,167.00 0.75%	\$17.94	Mar-2013	\$18.42	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
		\$92,696									
		\$1.50									
		\$7,725									
32 Mission Measure Office, Suite: 1150 Nov-2011 to Oct-2013 24 Months	4,083.00 0.59%	\$17.75	-	-	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
		\$72,473									
		\$1.48									
		\$6,039									
33 Levenfield Pearl Office, Suite: 12&13 Apr-2011 to Mar-2023 144 Months	53,175.00 7.67%	\$15.75	Apr-2013	\$16.00	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
		\$837,506	Apr-2014	\$16.25							
		\$1.31	Apr-2015	\$16.40							
		\$69,792	Apr-2016	\$16.55							
			Apr-2017	\$16.70							
			Apr-2018	\$16.85							
			Apr-2019	\$17.00							
			Apr-2020	\$17.15							
34 Grind-LaSalle LLC Office, Suite: 1400 May-2013 to Apr-2023 120 Months	9,600.00 1.39%	\$17.25	Apr-2021	\$17.30	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
		\$17,725	Apr-2022	\$17.45							
			May-2014	\$21.63							
		\$21.00	May-2015	\$21.63							
		\$201,600	May-2016	\$22.28							
		\$1.75	May-2017	\$22.95							
		\$16,800	May-2018	\$23.64							
			May-2019	\$24.34							

(continued on next page)

Presentation Rent Roll & Current Term Tenant Summary
As of Jan-2013 for 693,129 Square Feet
(continued from previous page)

Tenant Name Type & Suite Number Lease Dates & Term	Floor SqFt Bldg Share	Rate & Amount per Year per Month	Changes		CPI & Current Porters' Wage Miscellaneous	Months to Abate		Description of Operating Expense Reimbursements	Imprvmnts Rate Amount	Commissns Rate Amount	Assumption about subsequent terms for this tenant
			on	to		Abate	Abate				
35 Pavilion & Gifford Office, Suite: 1600 Jan-2012 to Dec-2014 36 Months	8,075.00 1.17%	\$20.00 \$161,500 \$1.67 \$13,458	Jan-2013 Jan-2014	\$20.50 \$21.00	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
36 Sullivan Report Office, Suite: 1615 Jun-2011 to May-2017 72 Months	5,446.00 0.79%	\$20.26 \$110,336 \$1.69 \$9,195	Apr-2013 Apr-2014 Apr-2015 Apr-2016 Apr-2017	\$20.87 \$21.49 \$22.14 \$22.80 \$23.49	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
37 Sullivan Report-Strg Office, Suite: LL18 Jun-2011 to May-2017 72 Months	165.00 0.02%	\$41.58 \$6,861 \$3.46 \$572	Nov-2013 Nov-2014 Nov-2015 Nov-2016	\$43.66 \$45.84 \$48.13 \$50.54	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Storage
38 John Gregoric Office, Suite: 1650 Jun-2012 to May-2020 96 Months	3,557.00 0.51%	\$17.75 \$63,137 \$1.48 \$5,261	Mar-2014 Mar-2015 Mar-2016 Mar-2017 Mar-2018 Mar-2019 Mar-2020	\$17.54 \$18.03 \$18.51 \$18.99 \$19.47 \$19.95 \$20.43	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
39 John Gregoric-Strg Office, Suite: LL17 Mar-2011 to Feb-2013 24 Months	143.00 0.02%	\$18.00 \$2,574 \$1.50 \$215	-	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Storage
40 Mega Intl Office, Suite: 1803 Apr-2011 to Mar-2015 48 Months	4,627.00 0.67%	\$18.50 \$85,600 \$1.54 \$7,133	Apr-2013 Apr-2014	\$16.63 \$17.07	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
41 Mega Intl-Strg Office, Suite: LL07 Apr-2011 to Mar-2015 48 Months	659.00 0.10%	\$12.00 \$7,908 \$1.00 \$659	-	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Storage
42 **LaSalle St Office, Suite: 1804 Expires Dec-2030	700.00 0.10%	\$16.50 \$11,550 \$1.38 \$963	-	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Office
43 Berlitz Office, Suite: 1810 Nov-2011 to Oct-2013 24 Months	3,471.00 0.50%	\$15.25 \$52,933 \$1.27 \$4,411	-	-	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
44 Neal Gerber Office, Suite: 16-23 Jun-2011 to May-2020 108 Months	179,245.00 25.86%	\$14.54 \$2,606,527 \$1.21 \$217,211	Jun-2013 Jun-2014 Jun-2015 Jun-2016 Jun-2017 Jun-2018 Jun-2019	\$14.84 \$15.14 \$15.44 \$15.74 \$16.04 \$16.34 \$16.64	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
45 Neal Gerber-Strg Office, Suite: LL610 Jun-2011 to May-2020 108 Months	9,412.00 1.36%	\$11.02 \$103,720 \$0.92 \$8,643	Jun-2013 Jun-2014 Jun-2015 Jun-2016 Jun-2017 Jun-2018 Jun-2019	\$11.27 \$11.52 \$11.77 \$12.02 \$12.27 \$12.52 \$12.77	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Office

(continued on next page)

Presentation Rent Roll & Current Term Tenant Summary
As of Jan-2013 for 693,129 Square Feet
(continued from previous page)

Tenant Name Type & Suite Number Lease Dates & Term	Floor SqFt Bldg Share	Rate & Amount per Year per Month	Changes on	Changes to	CPI & Current Porters' Wage Miscellaneous	Months to Abate	Pcnt to Abate	Description of Operating Expense Reimbursements	Imprvmnts Rate Amount	Commissns Rate Amount	Assumption about subsequent terms for this tenant
46 Hartford Fire-RENEWAL Office, Suite: 0420 Jan-2013 to Dec-2017 60 Months	9,230.00 1.33%	\$14.06 \$129,789 \$1.17 \$10,816	Jan-2014 Jan-2015 Jan-2016 Jan-2017	\$14.58 \$15.10 \$15.62 \$16.14	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
47 Hartford Fire-RENEWAL Office, Suite: 2510 Jan-2013 to Dec-2017 60 Months	7,993.00 1.15%	\$18.50 \$147,870 \$1.54 \$12,323	Jan-2014 Jan-2015 Jan-2016 Jan-2017	\$19.00 \$19.50 \$20.00 \$20.50	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
48 Hartford Fire-RENEWAL Office, Suite: 2600 Jan-2013 to Dec-2017 60 Months	27,095.00 3.91%	\$19.15 \$518,832 \$1.60 \$43,236	Jan-2014 Jan-2015 Jan-2016 Jan-2017	\$19.67 \$20.18 \$20.70 \$21.22	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
49 Computershare Office, Suite: MZ/2/4 Aug-2011 to Jun-2013 23 Months	77,390.00 11.17%	\$18.25 \$1,412,368 \$1.52 \$117,897	-	-	-	-	-	See method: Net Lease	-	-	ReAbsorb See assumption: Office
50 Computershare Downsize Office, Suite: MZ/2/4 Jul-2013 to Jul-2016 37 Months	51,014.00 7.36%	\$18.25 \$931,005 \$1.52 \$77,584	Aug-2013 Aug-2014 Aug-2015	\$18.75 \$19.25 \$19.75	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
51 Computershare Give Back Office, Suite: MZ/2/4 Jul-2014 to Jun-2019 60 Months	26,376.00 3.81%	\$18.54 \$489,011 \$1.55 \$40,751	Jul-2015 Jul-2016 Jul-2017 Jul-2018	\$19.04 \$19.54 \$20.04 \$20.54	-	1-5	100%	See method: Net Lease	\$25.75 \$679,182	\$8.75 9.72% \$230,790	Market See assumption: Office
S1 **Vacant Office Office, Suite: Qtr 1 Mar-2013 to Feb-2018 60 Months	9,068.50 1.31%	\$18.00 \$163,233 \$1.50 \$13,603	Mar-2014 Mar-2015 Mar-2016 Mar-2017	\$18.54 \$19.10 \$19.67 \$20.26	-	-	-	See method: Net Lease	\$25.00 \$226,713	\$8.75 9.16% \$79,349	Market See assumption: Office
S1 **Vacant Office Office, Suite: Qtr 2 Jun-2013 to May-2018 60 Months	9,068.50 1.31%	\$18.00 \$163,233 \$1.50 \$13,603	Jun-2014 Jun-2015 Jun-2016 Jun-2017	\$18.54 \$19.10 \$19.67 \$20.26	-	-	-	See method: Net Lease	\$25.00 \$226,713	\$8.75 9.16% \$79,349	Market See assumption: Office
S1 **Vacant Office Office, Suite: Qtr 3 Sep-2013 to Aug-2018 60 Months	9,068.50 1.31%	\$18.00 \$163,233 \$1.50 \$13,603	Sep-2014 Sep-2015 Sep-2016 Sep-2017	\$18.54 \$19.10 \$19.67 \$20.26	-	-	-	See method: Net Lease	\$25.00 \$226,713	\$8.75 9.16% \$79,349	Market See assumption: Office
S1 **Vacant Office Office, Suite: Qtr 4 Dec-2013 to Nov-2018 60 Months	9,068.50 1.31%	\$18.00 \$163,233 \$1.50 \$13,603	Dec-2014 Dec-2015 Dec-2016 Dec-2017	\$18.54 \$19.10 \$19.67 \$20.26	-	-	-	See method: Net Lease	\$25.00 \$226,713	\$8.75 9.16% \$79,349	Market See assumption: Office
S2 **Vacant Office Excluded from analysis Dec-2037 to Nov-2042 60 Months	23,000.00 3.32%	\$0.00 \$0 \$0	-	-	-	-	-	See method: Net Lease	-	-	Market See assumption: Office
S3 **Vacant-Lower Level Office, Suite: Mo 18 Jun-2014 to May-2019 60 Months	2,200.00 0.32%	\$18.54 \$40,788 \$1.55 \$3,399	Jun-2015 Jun-2016 Jun-2017 Jun-2018	\$19.10 \$19.67 \$20.26 \$20.87	-	-	-	Full Service: Pays no expense reimbursement.	\$25.75 \$56,650	\$8.75 8.89% \$19,250	Market See assumption: Office

Presentation Rent Roll & Current Term Tenant Summary											
As of Jan-2013 for 693,129 Square Feet											
(continued from previous page)											
Tenant Name Type & Suite Number Lease Dates & Term	Floor SqFt Bldg Share	Rate & Amount per Year per Month	Changes		CPI & Current Porters' Wage Miscellaneous	Months		Pcnt to Abate	Description of to Operating Expense Reimbursements		Assumption about subsequent terms for this tenant
			On	to		Abate	to		Amount	Rate	

Total Occupied SqFt 612,055.00
Total Available SqFt 81,074.00



Property Description

2 N LaSalle

Chicago
IL

Office & Retail

Property Timing

Analysis Start Date: 1/13
Reporting Start Date: 1/13
Years to Report or End Date: 10

Area Measures		Area		Constants	
Label		Area		Label	
Property Size Alt. Prop. Size		693,129 SqFt 1 SqFt		Total Purchase Price	0

General Inflation

Analysis Start

Reimbursement Method: Fiscal reimbursement using fiscal inflation

Overall Inflation Rates

General Inflation	Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024
Miscellaneous Revenues	3		3	3	3	3	3	3	3	3	3	3
Reimbursable Expenses												
Non-Reimbursable Expenses												
Capital Expenditures												
CPI												
Retail Sales Volume												
Market Rent	3		3	3	3	3	3	3	3	3	3	3
Leasing Costs												
Land Costs												
Hard Costs												
Soft Costs												

Miscellaneous Revenues

Name	Acct Code	Actuals	Budgeted	Units	Area/Constant	Frequency	% Fixed	Inflation	Ref Acct	Notes
Misc. Income	Misc		275,000	\$Amount		/Year	100			

Reimbursable Expenses

Name	Acct Code	Actuals	Budgeted	Units	Area/Constant	Frequency	% Fixed	Inflation	Ref Acct	Notes
Real Estate Taxes	Retx		3,998,491	\$Amount		/Year	100			
Insurance	Insu		0.2	\$/Area	Property Size	/Year	100			
Utilities	Util		1.35	\$/Area	Property Size	/Year	100			
General Operating	GenO		0.75	\$/Area	Property Size	/Year	100			
Repairs & Maintenance	R&M		1.25	\$/Area	Property Size	/Year	100			
Landscaping & Security	Land		0.5	\$/Area	Property Size	/Year	100			
Cleaning	Clea		1.45	\$/Area	Property Size	/Year	100			

Input Assumptions
(continued from previous page)

Reimbursement Revenue Reporting Group														
Reporting Group: Operating Expenses														
Neinsurance		Acct Code	Actuals	Budgeted	Units	Area/Constant	Frequency	% Fixed	Inflation	Ref Acct	Notes			
Utilities		Mgmt		2.5	% of EGR									
McGeneral Operating														
Repairs & Maintenance														
GI/Landscaping & Security		No												
Cleaning														
Management Fee														
Non-Reimbursable Expenses														
Name		Acct Code	Actuals	Budgeted	Units	Area/Constant	Frequency	% Fixed	Inflation	Ref Acct	Notes			

Capital Expenditures														
Name				Acct Code		Actuals	Budgeted	Units	Area/Constant	Frequency	% Fixed	Inflation	Ref Acct	Notes
Reserves				Resv			Detail	\$/Area	Property Size		100			

Detail Of Reserves

	Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024	Dec-2025
January	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208
February	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208
March	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208
April	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209
May	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208
June	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208
July	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209
August	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208
September	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208
October	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209
November	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208	0.0208
December	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209	0.0209
Annual Total	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500	0.2500
Inflation													
Inflated Total	0.2500	0.2575	0.2652	0.2732	0.2814	0.2898	0.2985	0.3075	0.3167	0.3262	0.3360	0.3461	0.3564

Credit & Collection Loss

Method: Percent of Potential Gross Revenue

Primary Rate: 0.5

(continued on next page)

Input Assumptions

(continued from previous page)

Rent Roll

No.	Tenant Name/ Description	Suite	Lease Type	Lease Status	Total Area	Start Date	Term/ Expir	Base/Min Rent	Unit of Measure	Rent Chng	Rtl Sl/s	Reimbur- sements	Unit of Measure	Rent Abatement
1	JPMorgan Chase	0120	Retail	Contract	3,795	3/08	2/24	Detail				Net Lease		
2	Satish Prithada	0130	Retail	Contract	767	11/10	10/15	Detail				Satish		
3	Syd Jerome	0140	Retail	Contract	3,363	4/10	3/17	75	\$/SqFt/Yr			Syd Jerome		
4	Syd Jerome-Strg	LL	Office	Contract	2,496	4/10	3/17	Detail				None		
5	FedEx	0150	Retail	Contract	1,981	4/11	3/13	93.42	\$/SqFt/Yr			Net Lease		
6	FedEx-RENEWAL	0150	Retail	Contract	1,981	4/13	3/17	Detail				Net Lease		0
7	Eye Level	0155	Retail	Contract	1,728	2/11	1/16	Detail				Net Lease		
8	Eye Level-Strg	LL	Retail	Contract	608	2/11	1/16	Detail				None		
9	Baci	0160	Retail	Contract	6,085	7/11	6/16	25.47	\$/SqFt/Yr			Baci		
10	Harris Assocs	4,5,6	Office	Contract	57,826	12/11	11/17	Detail				Net Lease		
11	Harris Assocs-Strg	LL04B	Office	Contract	199	12/11	11/17	Detail				None		
12	Harris Assocs-Strg	LL14	Office	Contract	283	12/11	11/17	Detail				None		
13	Harris Assocs-Strg	LL26	Office	Contract	150	12/11	11/17	Detail				None		
14	Harris Assocs-Strg	LLL2	Office	Contract	197	12/11	11/17	Detail				None		
15	Burnes & Libman	0600	Office	Contract	3,504	7/10	6/15	Detail				Net Lease		
16	IL Career	0650	Office	Contract	2,592	7/11	6/13	23.1	\$/SqFt/Yr			None		
17	Cohen Financial	0800	Office	Contract	15,898	1/12	6/13	Detail				Net Lease		
18	Cohen Financial-Strg	LL15	Office	Contract	400	1/12	6/13	9	\$/SqFt/Yr			None		
19	Ares Mgmt	0850	Office	Contract	10,690	7/11	6/13	Detail				Net Lease		
20	Ares Mgmt	9th FL	Office	Contract	9,543	7/11	6/13	Detail				Net Lease		
21	Ares Mgmt	0950	Office	Contract	5,131	7/11	6/13	Detail				Net Lease		
22	Ares Mgmt-Strg	LL30	Office	Contract	214	7/11	6/13	Detail				None		
23	Crane & Norcross	0900	Office	Contract	12,261	3/11	2/16	Detail				Net Lease		
24	Munich American	1000	Office	Contract	16,810	11/11	10/16	20	\$/SqFt/Yr			Net Lease		
25	Bank of NY	1050/7	Office	Contract	36,469	5/11	4/17	Detail				Net Lease		
26	Bank of NY-Strg	LL02	Office	Contract	1,545	5/11	4/17	Detail				None		
27	Urgo & Nugent	1100	Office	Contract	11,426	9/11	8/14	Detail				Net Lease		
28	Henke & Burke	1110	Office	Contract	4,121	3/11	2/17	Detail				Net Lease		
29	**Mgmt Office	1120	Office	Contract	1,627	1	12/30	0	\$/SqFt/Yr			None		
30	**Conference Center	1130	Office	Contract	713	1	12/30	0	\$/SqFt/Yr			None		
31	IL Clean Energy	1140	Office	Contract	5,167	6/11	5/14	Detail				Net Lease		
32	Mission Measure	1150	Office	Contract	4,083	11/11	10/13	17.75	\$/SqFt/Yr			Net Lease		0
33	Levensfield Pearl	12&13	Office	Contract	53,175	4/11	3/23	Detail				Net Lease		
34	Grind-LaSalle LLC	1400	Office	Contract	9,600	5/13	4/23	Detail				Net Lease		
35	Pavalon & Gifford	1600	Office	Contract	8,075	1/12	12/14	Detail				Net Lease		
36	Sullivan Report	1615	Office	Contract	5,446	6/11	5/17	Detail				Net Lease		
37	Sullivan Report-Strg	LL18	Office	Contract	165	6/11	5/17	Detail				None		
38	John Gregoric	1650	Office	Contract	3,557	6/12	5/20	Detail				Net Lease		0
39	John Gregoric-Strg	LL17	Office	Contract	143	3/11	2/13	Detail				None		
40	Mega Intl	1803	Office	Contract	4,627	4/11	3/15	18	\$/SqFt/Yr			Net Lease		
41	Mega Intl-Strg	LL07	Office	Contract	659	4/11	3/15	12	\$/SqFt/Yr			None		
42	**LaSalle St	1804	Office	Contract	700	1	12/30	16.5	\$/SqFt/Yr			None		
43	Berlitz	1810	Office	Contract	3,471	11/11	10/13	15.25	\$/SqFt/Yr			Net Lease		0
44	Neal, Gerber	16-23	Office	Contract	179,245	6/11	5/20	Detail				Net Lease		
45	Neal, Gerber-Strg	LL6/10	Office	Contract	9,412	6/11	5/20	Detail				None		
46	Hartford Fire-RENEWAL	0420	Office	Contract	9,230	1/13	12/17	Detail				Net Lease		
47	Hartford Fire-RENEWAL	2510	Office	Contract	7,993	1/13	12/17	Detail				Net Lease		
48	Hartford Fire-RENEWAL	2600	Office	Contract	27,095	1/13	12/17	Detail				Net Lease		
49	Computershare	MZ1/2/4	Office	Contract	77,390	8/11	6/13	Detail				Net Lease		
50	Computershare Downsiz	MZ2/4	Office	Contract	51,014	7/13	7/16	Detail				Net Lease		
51	Computershare Give Ba	MZ2/4	Office	Contract	26,376	7/14	5	Detail				Net Lease		5

No.	Tenant Name/ Description	Leasing Cost	Security Deposit	Market Leasing	Upon Expiration	Rnw/ Prob	More/ Notes
1	JPMorgan Chase			Retail	Market		
2	Satish Prithada			Office	Market		
3	Syd Jerome			Retail Corner	Market		
4	Syd Jerome-Strg			Storage	Market		
5	FedEx			Retail	ReAbsorb		
6	FedEx-RENEWAL (CARGO, INC.)			Retail	Market		
7	Eye Level			Office	Market		
8	Eye Level-Strg			Storage	Market		



Input Assumptions
(continued from previous page)

Rent Roll

No.	Tenant Name/ Description	Leasing Cost	Security Deposit	Market Leasing	Upon Expiration	Rnwl Prob	More/ Notes
9	Baci			Retail Office	Market		
10	Harris Assocs			Storage	Market		
11	Harris Assocs-Strg			Storage	Market		
12	Harris Assocs-Strg			Storage	Market		
13	Harris Assocs-Strg			Storage	Market		
14	Harris Assocs-Strg			Office	Market		
15	Burnes & Libman			Office	Market		
16	IL Career			Office	Market		
17	Cohen Financial			Storage	Market		
18	Cohen Financial-Strg			Office	Market		
19	Ares Mgmt			Office	Market		
20	Ares Mgmt			Office	Market		
21	Ares Mgmt			Storage	Market		
22	Ares Mgmt-Strg			Office	Market		
23	Crane & Norcross			Office	Market		
24	Munich American			Office	Market		
25	Bank of NY			Storage	Market		
26	Bank of NY-Strg			Office	Market		
27	Urgo & Nugent			Office	Market		
28	Henke & Burke			Office	Market		
29	**Mgmt Office			Office	Market		
30	**Conference Center			Office	Market		
31	IL Clean Energy			Office	Market		
32	Mission Measure			Office	Market		
33	Leventfield Pearl			Office	Market		
34	Grind-LaSalle LLC			Office	Market		
35	Pavalon & Gifford			Office	Market		
36	Sullivan Report			Storage	Market		
37	Sullivan Report-Strg			Office	Market		
38	John Gregoric			Storage	Market		
39	John Gregoric-Strg			Office	Market		
40	Mega Intl			Storage	Market		
41	Mega Intl-Strg			Office	Market		
42	**LaSalle St			Office	Market		
43	Berlitz			Office	Market		
44	Neal, Gerber			Office	Market		
45	Neal, Gerber-Strg			Office	Market		
46	Hartford Fire-RENEWAL			Office	Market		
47	Hartford Fire-RENEWAL			Office	Market		
48	Hartford Fire-RENEWAL			Office	Market		
49	Computershare			Office	ReAbsorb		
50	Computershare Downsiz			Office	Market		
51	Computershare Give Ba	Yes		Office	Market		

Detail Base Rent JPMorgan Chase			Detail Base Rent Satish Prithada			Detail Base Rent Syd Jerome-Strg		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
3/08	95	\$/SqFt/Yr	11/10	43.14	\$/SqFt/Yr	4/10	22	\$/SqFt/Yr
3/14	109.25	\$/SqFt/Yr	11/13	44.43	\$/SqFt/Yr	4/13	0.5	\$/SqFt Inc. Ann
3/19	125.64	\$/SqFt/Yr	11/14	45.76	\$/SqFt/Yr			

Detail Base Rent FedEx-RENEWAL		
Date	Amount	Units
4/13	84.805656	\$/SqFt/Yr
4/14	© 2013 CBRE, Inc. 3 % Inc. Annual	

(continued on next page)

Input Assumptions
(continued from previous page)

Detail Base Rent Eye Level			Detail Base Rent Eye Level-Strg			Detail Base Rent Harris Assocs		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
2/11	3,485.53	\$ Amnt/Mo	2/11	1,226.38	\$ Amnt/Mo	12/11	12.8	\$/SqFt/Yr
2/13	3,590.09	\$ Amnt/Mo	2/13	1,263.18	\$ Amnt/Mo	6/13	0.35	\$/SqFt Inc. Ann
2/14	3,697.08	\$ Amnt/Mo	2/14	1,301.07	\$ Amnt/Mo			
2/15	3,808.73	\$ Amnt/Mo	2/15	1,340.1	\$ Amnt/Mo			
Detail Base Rent Harris Assocs-Strg			Detail Base Rent Harris Assocs-Strg			Detail Base Rent Harris Assocs-Strg		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
12/11	184.59	\$ Amnt/Mo	12/11	341.96	\$ Amnt/Mo	12/11	181.25	\$ Amnt/Mo
6/13	187.78	\$ Amnt/Mo	6/13	347.85	\$ Amnt/Mo	6/13	184.38	\$ Amnt/Mo
6/14	190.96	\$ Amnt/Mo	6/14	353.75	\$ Amnt/Mo	6/14	187.5	\$ Amnt/Mo
6/15	194.14	\$ Amnt/Mo	6/15	359.65	\$ Amnt/Mo	6/15	190.63	\$ Amnt/Mo
6/16	197.33	\$ Amnt/Mo	6/16	365.54	\$ Amnt/Mo	6/16	193.75	\$ Amnt/Mo
6/17	200.51	\$ Amnt/Mo	6/17	371.44	\$ Amnt/Mo	6/17	196.88	\$ Amnt/Mo
Detail Base Rent Harris Assocs-Strg			Detail Base Rent Burnes & Libman			Detail Base Rent Cohen Financial		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
12/11	182.74	\$ Amnt/Mo	7/10	20	\$/SqFt/Yr	1/12	15.82	\$/SqFt/Yr
6/13	185.89	\$ Amnt/Mo	7/13	0.5	\$/SqFt Inc. Ann	1/13	15.9	\$/SqFt/Yr
6/14	189.04	\$ Amnt/Mo						
6/15	192.19	\$ Amnt/Mo						
6/16	195.34	\$ Amnt/Mo						
6/17	198.49	\$ Amnt/Mo						
Detail Base Rent Ares Mgmt			Detail Base Rent Ares Mgmt			Detail Base Rent Ares Mgmt		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
7/11	15.82	\$/SqFt/Yr	7/11	16.75	\$/SqFt/Yr	7/11	18.5	\$/SqFt/Yr
1/13	15.9	\$/SqFt/Yr	2/13	17.25	\$/SqFt/Yr	2/13	19	\$/SqFt/Yr
Detail Base Rent Ares Mgmt-Strg			Detail Base Rent Crane & Norcross			Detail Base Rent Bank of NY		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
7/11	21	\$/SqFt/Yr	3/11	16.2	\$/SqFt/Yr	5/11	19.5	\$/SqFt/Yr
1/13	21.5	\$/SqFt/Yr	3/13	0.45	\$/SqFt Inc. Ann	7/13	0.5	\$/SqFt Inc. Ann
Detail Base Rent Bank of NY-Strg			Detail Base Rent Urgo & Nugent			Detail Base Rent Henke & Burke		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
5/11	21.218	\$/SqFt/Yr	9/11	17.1	\$/SqFt/Yr	3/11	19.5	\$/SqFt/Yr
5/13	3	% Inc, Annual	9/13	3	% Inc, Annual	3/13	0.5	\$/SqFt Inc. Ann

(continued on next page)

Input Assumptions
(continued from previous page)

Detail Base Rent IL Clean Energy			Detail Base Rent Leventfield Pearl			Detail Base Rent Grind-LaSalle LLC		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
6/11 3/13	17.94	\$/SqFt/Yr	4/11	15.75	\$/SqFt/Yr	5/13 5/14	21	\$/SqFt/Yr
	18.42	\$/SqFt/Yr	4/13	16	\$/SqFt/Yr		3	% Inc, Annual
			4/14	16.25	\$/SqFt/Yr			
			4/15	16.4	\$/SqFt/Yr			
			4/16	16.55	\$/SqFt/Yr			
			4/17	16.7	\$/SqFt/Yr			
			4/18	16.85	\$/SqFt/Yr			
			4/19	17	\$/SqFt/Yr			
			4/20	17.15	\$/SqFt/Yr			
			4/21	17.3	\$/SqFt/Yr			
			4/22	17.45	\$/SqFt/Yr			

Detail Base Rent Pavalon & Gifford			Detail Base Rent Sullivan Report			Detail Base Rent Sullivan Report-Strg		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
1/12	20	\$/SqFt/Yr	6/11	20.26	\$/SqFt/Yr	6/11	41.57891	\$/SqFt/Yr
1/13	0.5	\$/SqFt Inc. Ann	4/13	3	% Inc, Annual	11/13	5	% Inc, Annual

Detail Base Rent John Gregoric			Detail Base Rent Mega Intl			Detail Base Rent Neal, Gerber		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
6/12	17.75	\$/SqFt/Yr	4/11	18.5	\$/SqFt/Yr	6/11	14.5417	\$/SqFt/Yr
3/14	17.54	\$/SqFt/Yr	4/13	16.63	\$/SqFt/Yr	6/13	0.3	\$/SqFt Inc. Ann
3/15	18.03	\$/SqFt/Yr	4/14	17.07	\$/SqFt/Yr			
3/16	18.51	\$/SqFt/Yr						
3/17	18.99	\$/SqFt/Yr						
3/18	19.47	\$/SqFt/Yr						
3/19	19.95	\$/SqFt/Yr						
3/20	20.43	\$/SqFt/Yr						

Detail Base Rent Neal, Gerber-Strg			Detail Base Rent Hartford Fire-RENEWAL			Detail Base Rent Hartford Fire-RENEWAL		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
6/11	11.02	\$/SqFt/Yr	1/13	129,789	\$ Amnt/Yr	1/13	147,870.48	\$ Amnt/Yr
6/13	0.25	\$/SqFt Inc. Ann	1/14	134,595.96	\$ Amnt/Yr	1/14	151,866.96	\$ Amnt/Yr
			1/15	139,403.04	\$ Amnt/Yr	1/15	155,863.56	\$ Amnt/Yr
			1/16	144,210	\$ Amnt/Yr	1/16	159,860.04	\$ Amnt/Yr
			1/17	149,016.96	\$ Amnt/Yr	1/17	163,856.52	\$ Amnt/Yr

Detail Base Rent Hartford Fire-RENEWAL			Detail Base Rent Computershare			Detail Base Rent Computershare Downsize		
Date	Amount	Units	Date	Amount	Units	Date	Amount	Units
1/13	518,832.48	\$ Amnt/Yr	8/11	18.25	\$/SqFt/Yr	7/13	77,583.79	\$ Amnt/Mo
1/14	532,854.96	\$ Amnt/Yr	7/13	77,583.79	\$ Amnt/Mo	8/13	79,709.38	\$ Amnt/Mo
1/15	546,877.56	\$ Amnt/Yr	8/13	79,709.38	\$ Amnt/Mo	8/14	81,834.96	\$ Amnt/Mo
1/16	560,900.04	\$ Amnt/Yr	8/14	81,834.96	\$ Amnt/Mo	8/15	83,960.54	\$ Amnt/Mo
1/17	574,922.52	\$ Amnt/Yr	8/15	83,960.54	\$ Amnt/Mo			

(continued on next page)

Input Assumptions
(continued from previous page)

Leasing Cost													
Detail Base Rent			Computershare Give Back										
Computershare Give Back			Tenant Improvements: TI - Office \$25/										
			Leasing Commissions: LC - Office										
Date	Amount	Units											
1	100	% Market											
13	0.5	\$/SqFt Inc. Ann											
Space Absorption													
No.	Space Description	Lease Type	Lease Status	Total Area	Date Avail	Begin Lsqg	#/Size Crte Leases	Term/ Expir	Base/Min Rent	Unit of Measure	Rent Chng	Reimbur- sements	Unit of Measure
1	**Vacant Office	Office	Speculative	36,274	1	3	4 Qrt	5	Detail			Net Lease	
2	**Vacant Office	Office	Speculative	23,000	1	300	1 Mon	5	Detail			Net Lease	
3	**Vacant-Lower Level	Office	Speculative	2,200	1	18	1 Mon	5	Detail			None	
No.	Space Description	Rent Abatement	Lsg Cst	Security Deposit	Market Leasing	Upon Expiration	Rnwl Prob	Mre Nts					
1	**Vacant Office		Yes		Office	Market							
2	**Vacant Office		Yes		Office	Market							
3	**Vacant-Lower Level		Yes		Office	Market							

Leasing Cost									
Computershare Give Back									
Tenant Improvements: TI - Office \$25/									
Leasing Commissions: LC - Office									
Date	Amount	Units							
1	% Market								
13	3	% Inc. Annual							

Leasing Cost									
Computershare Give Back									
Tenant Improvements: TI - Office \$25/									
Leasing Commissions: LC - Office									
Date	Amount	Units							
1	% Market								
13	3	% Inc. Annual							

Leasing Cost									
Computershare Give Back									
Tenant Improvements: TI - Office \$25/									
Leasing Commissions: LC - Office									
Date	Amount	Units							
1	% Market								
13	3	% Inc. Annual							

Leasing Cost									
Computershare Give Back									
Tenant Improvements: TI - Office \$25/									
Leasing Commissions: LC - Office									
Date	Amount	Units							
1	% Market								
13	3	% Inc. Annual							

Leasing Cost									
Computershare Give Back									
Tenant Improvements: TI - Office \$25/									
Leasing Commissions: LC - Office									
Date	Amount	Units							
1	% Market								
13	3	% Inc. Annual							

Input Assumptions
(continued from previous page)

Market Rent Abatements

Market Rent Abatements Category: Office Abate

Modifier: Standard

	Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024
New	5	5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Renewal	5	5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5

Market Rent Abatements Category: Retail - Abate

Modifier: Standard

	Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024
New	2	2	2	2	2	2	2	2	2	2	2	2
Renewal	1	1	1	1	1	1	1	1	1	1	1	1

Detailed Reimbursement Methods

Reimbursement Category: Net Lease

Base Category on Another Method: No

Reimbursable Expenses	Reimbursement Method		Amount	Pro	Area Measure	Area	Reimburse After	Charg-able %
	Net (Pays Pro Rata Share)			-rate		Minimum		
All Expenses				Natural	Property Size			100

Reimbursable Expenses	Reimb. Minimum		Unit of Measure		Min. Growth		Reimb. Max		Unit of Measure		Max Growth		% Rent Offset	

All Expenses

Number of terms to apply method: 1
Gross up Expenses: Global

Reimbursement Category: Baci

Base Category on Another Method: No

Reimbursable Expenses	Reimbursement Method	Amount	Pro -rate	Area Measure	Area Minimum	Reimburse After	Chargeable %
	Net (Pays Pro Rata Share)		Natural	Property Size			
Opex							80

Reimbursable Expenses	Reimb. Minimum		Unit of Measure		Min. Growth		Reimb. Max		Unit of Measure		Max Growth		% Rent Offset	

Opex Real Estate Taxes

Number of terms to apply method: 1
Gross up Expenses: Global

(continued on next page)

Input Assumptions
(continued from previous page)

Reimbursement Category: Satish

Base Category on Another Method: No

Reimbursable Expenses	Reimbursement Method	Amount	Pro -rate	Area Measure	Area Minimum	Reimburse After	Charg-able %
Opex Real Estate Taxes	Increases over \$ Amount Increases over \$ Amount	3,695,219 4,020,607	Natural Natural	Property Size Property Size			100 100

Reimbursable Expenses	Reimb. Minimum	Unit of Measure	Min. Growth	Reimb. Max	Unit of Measure	Max Growth	% Rent Offset
-----------------------	----------------	-----------------	-------------	------------	-----------------	------------	---------------

Opex
Real Estate Taxes

Number of terms to apply method: 1
Gross up Expenses: Global

Reimbursement Category: Syd Jerome

Base Category on Another Method: No

Reimbursable Expenses	Reimbursement Method	Amount	Pro -rate	Area Measure	Area Minimum	Reimburse After	Charg-able %
Opex Real Estate Taxes	Net (Pays Pro Rata Share) Net (Pays Pro Rata Share)		Natural Natural	Property Size Property Size			80 100

Reimbursable Expenses	Reimb. Minimum	Unit of Measure	Min. Growth	Reimb. Max	Unit of Measure	Max Growth	% Rent Offset
-----------------------	----------------	-----------------	-------------	------------	-----------------	------------	---------------

Opex
Real Estate Taxes

Number of terms to apply method: 1
Gross up Expenses: Global

Expense Groups

Group: All Expenses									
Insurance								100	
Utilities								100	
General Operating	100							100	
Repairs & Maintenance	100							100	
Landscaping & Security	100							100	
Cleaning	100							100	
Real Estate Taxes	100							100	
Management Fee	100							100	

(continued on next page)

Input Assumptions

(continued from previous page)

Market Leasing Assumptions

Leasing Assumptions Category: Office

Lease Status: Speculative

	New Market	Renewal Mkt Rp	Unit of Measure
Renewal Probability			
Market Rent	18.00		\$/SqFt/Yr
Months Vacant	DT	0	
Tenant Improvements	Tl - Office \$25		
Leasing Commissions	LC - Office		
Rent Abatements	Office Abate		
Security Deposit	None	None	
Non-Weighted Items			
Rent Changes	Yes		
Retail Sales	No		
Reimbursements			
Term Lengths	Net Lease	Years	
	5		

Rent Changes: Office,current term

Changing Base:	Rent Esc
Step:	
Porters' Wage:	
Miscellaneous:	
CPI Rent	
Category:	
Parking	
Spaces:	Continue Prior
Amount:	

Leasing Assumptions Category: Retail

Lease Status: Speculative

	New Market	Renewal Mkt Rp	Unit of Measure
Renewal Probability			
Market Rent	75.00		\$/SqFt/Yr
Months Vacant	DT	0	
Tenant Improvements	Tl's - Retail		
Leasing Commissions	Retail		
Rent Abatements	Retail - Abate		
Security Deposit	None	None	
Non-Weighted Items			
Rent Changes	Yes		
Retail Sales	No		
Reimbursements	Net		
Term Lengths	10	Years	

Rent Changes: Retail,current term

Changing Base:	Rent Esc
Step:	
Porters' Wage:	
Miscellaneous:	
CPI Rent	
Category:	
Parking	
Spaces:	Continue Prior
Amount:	

(continued on next page)

Input Assumptions

(continued from previous page)

Leasing Assumptions Category: Retail Corner

Lease Status: Speculative

	New Market	Renewal Mkt RP	Unit of Measure
Renewal Probability			
Market Rent	100.00		\$/SqFtYr
Months Vacant	DT	0	
Tenant Improvements	TI's - Retail		
Leasing Commissions	Retail		
Rent Abatements	Retail - Abate		
Security Deposit	None	None	
Non-Weighted Items			
Rent Changes	Yes		
Retail Sales	No		
Reimbursements	Net		
Term Lengths	10	Years	

Rent Changes: Retail Corner,current term

Changing Base:	Rent Esc
Step:	
Porters' Wage:	
Miscellaneous:	
CPI Rent	
Category:	
Parking	
Spaces:	Continue Prior
Amount:	

Leasing Assumptions Category: Storage

Lease Status: Speculative

	New Market	Renewal Mkt RP	Unit of Measure
Renewal Probability			
Market Rent	12.00		\$/SqFtYr
Months Vacant	DT	0	
Tenant Improvements	0.00		\$/SqFt
Leasing Commissions	0		Percent
Rent Abatements	0		Months
Security Deposit	None	None	
Non-Weighted Items			
Rent Changes	No		
Retail Sales	No		
Reimbursements	None		
Term Lengths	5	Years	

Renewal Probability

Renewal Probability Category: RP

% to Renew	Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024
	70	70	70	70	70	70	70	70	70	70	70	70

(continued on next page)

Input Assumptions
(continued from previous page)

Changing Base Rent

Changing Base:
Rent Esc

Date	Amount	Units
1	100	% Market
13	3	% Inc. Annual

Months Vacant

Months Vacant Category: DT

# of Months	Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024
	9	9	9	9	9	9	9	9	9	9	9	9

Tenant Improvements

Tenant Improvements Category: TI - Office \$25/\$10

Payment Made: First Month
Unit of Measure: \$/SqFt

	Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024
New	25	25	25	25	25	25	25	25	25	25	25	25
Renewal	10	10	10	10	10	10	10	10	10	10	10	10
Inflation												

Tenant Improvements Category: TI's - Retail

Payment Made: First Month
Unit of Measure: \$/SqFt

	Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024
New	20	20	20	20	20	20	20	20	20	20	20	20
Renewal	5	5	5	5	5	5	5	5	5	5	5	5
Inflation												

Leasing Commissions

Leasing Commissions Category: LC - Office

Payment Made: First Month
Unit of Measure: \$/SqFt

	Dec-2013	Dec-2014	Dec-2015	Dec-2016	Dec-2017	Dec-2018	Dec-2019	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024
New	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75
Renewal	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75
Inflation		0	0	0	0	0	0	0	0	0	0	0

(continued on next page)

Leasing Commissions Category: Retail

Payment Made: First Month
Unit of Measure: Percent

[illegible]

Calculation includes:

Base Rent:	Yes
Free Rent:	Yes
Step Rent:	Yes
Reimbursements:	No
Retail Sales:	No
CPI Rent:	No

Property Resale

Option:	Capitalize Net Operating Income
Cap Rate:	7
Resale Adjustment(s):	2
Apply Rate to following year income: Yes	
Calculate Resale for All Years: Yes	
Primary Discount Rate:	8.25
Discount Rate Range	
Number of Rates:	5
Increment:	0.25
Discount Method: Annually (Endpoint on Cash Flow & Resale) Advanced	
Unleveraged Discount Range	
Cash Flow Rate:	8.25
Resale Rate:	8.25
Leveraged Discount Range	
Cash Flow Rate:	8.25
Resale Rate:	8.25

Input Switches

Enable Budgeting (entry of actuals and variance reporting):	No
Use market rent abatement categories:	Yes
Use reimbursable reporting groups:	No
Display Term override columns in Market Leasing Assumptions:	No
Use CPI index:	No
Use old input method for Present Value Discounting:	No
Allow leases to start and end on specific dates:	No

Auto Selection Defaults

Rents Entered:
Highest per SqFt Rent:
Highest per SqFt Property expense/revenue:

This Property Uses:

Development Costs	Yes
Escrow	Yes
Porter's Wage	Yes
Debt	Yes
Depreciation and Tax Partnerships	Yes

ADDENDUM F
LEGAL DESCRIPTION



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008369144 D1

STREET ADDRESS: 2 N. LASALLE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1:

SUB-LOTS 4 AND 5 (EXCEPT THE SOUTH 1.00 FOOT OF THE SUB-LOT 5) OF LOT 8 IN A. G. BRADSTREET'S SUBDIVISION OF LOT 8 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1.00 FOOT OF SUB-LOT 5 AND ALL OF SUB-LOTS 6 AND 7 AND SO MUCH OF SUB-LOT 8, AS LIES NORTH OF MADISON STREET ALL IN A. G. BRADSTREET'S SUBDIVISION OF LOT 8 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 IN THE ASSESSOR'S DIVISION OF LOT 7 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, OTHERWISE DESCRIBED AS:

THE EAST 1/2 OF SAID LOT 7 (EXCEPT THE NORTH 50.00 FEET THEREOF), IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

SUB-LOT 3 OF LOTS 5 AND 7 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 4 IN ASSESSOR'S DIVISION OF LOTS 5 AND 7 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(CONTINUED)

LEGALD

GJC

02/05/07



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008369144 D1
STREET ADDRESS: 2 N. LASALLE
CITY: CHICAGO COUNTY: COOK
TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 6:

SUB-LOTS 1, 2 AND 3 IN ALBERT G. BRADSTREET'S SUBDIVISION OF LOT 8 IN BLOCK 55
IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

THE NORTH 50.00 FEET OF THE EAST 1/2 OF LOT 7 IN BLOCK 55 IN THE ORIGINAL TOWN
OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, (THE SAID NORTH 50.00 FEET OF THE EAST 1/2 OF LOT 7, BEING
ALSO KNOWN AS:

SUB-LOT 1 IN THE ASSESSOR'S DIVISION OF SAID LOT 7 OF BLOCK 55 IN THE ORIGINAL
TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

LEGALD

ADDENDUM G

PRÉCIS METRO REPORT - ECONOMY.COM, INC.

CHICAGO

EMPLOYMENT GROWTH RANK

2011-2013

214

3rd quintile

2011-2016

255

4th quintile

Best=1, Worst=392

VITALITY

RELATIVE

97%

U.S.=100%

RANK

192

Best=1 Worst=384

RELATIVE COSTS

LIVING

101%

U.S.=100%

BUSINESS

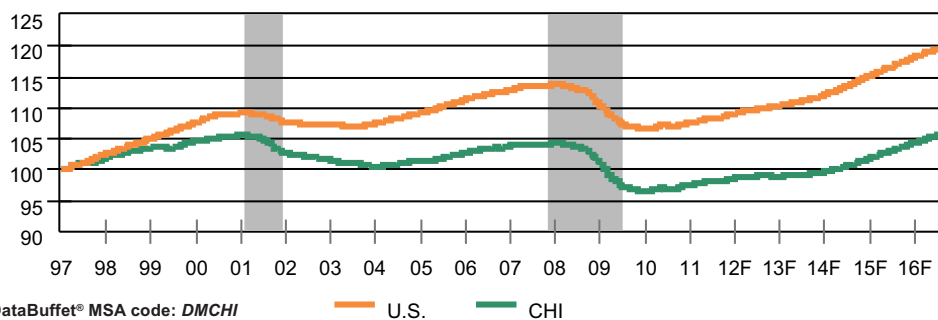
104%

LIFE CYCLE PHASE

Mature

2005	2006	2007	2008	2009	2010	2011
379.2	388.9	392.1	385.2	368.7	378.9	383.8
1.4	2.5	0.8	-1.8	-4.3	2.8	1.3
3,791.0	3,844.4	3,872.4	3,845.1	3,644.0	3,607.6	3,647.1
1.0	1.4	0.7	-0.7	-5.2	-1.0	1.1
6.0	4.5	4.9	6.2	10.1	10.4	10.0
4.8	7.3	5.7	1.9	-6.2	3.2	3.9
7,740.0	7,749.5	7,779.4	7,817.0	7,856.1	7,892.9	7,922.6
29,299	22,698	13,382	5,585	2,752	2,747	2,895
14,677	17,121	14,696	7,953	1,565	2,407	2,904
270.7	283.7	286.0	253.3	203.4	195.9	175.5
98,734	89,374	79,328	56,368	65,654	54,153	47,651
-58.1	-51.5	-30.9	-24.7	-22.0	-20.2	-23.9
60,910	16,741	23,632	34,252	47,229	55,692	50,013

RELATIVE EMPLOYMENT PERFORMANCE (1997=100)



DataBuffet® MSA code: DMCHI

U.S.

CHI

STRENGTHS & WEAKNESSES

STRENGTHS

- Major business, distribution, transportation and financial center.
- Conventions and tourist offerings that bring many visitors to CHI.
- High per capita income and well-educated workforce.

WEAKNESSES

- Poor state and local fiscal health.
- Below-average population growth.
- Onerous tax burden.

CURRENT EMPLOYMENT TRENDS

% CHANGE YR AGO, 3-MO MA

	Jan 12	May 12	Sep 12
Total	1.0	1.0	0.9
Construction	-3.6	-6.0	-3.4
Manufacturing	1.0	1.9	2.5
Trade	0.2	-0.5	-1.2
Trans/Utilities	2.6	1.1	1.6
Information	-0.8	-1.5	-2.3
Financial Activities	-0.9	-0.1	0.7
Prof & Business Svcs.	3.5	4.1	4.2
Edu & Health Svcs.	2.0	1.4	0.3
Leisure & Hospitality	1.6	2.5	3.3
Other Services	1.6	0.6	-0.5
Government	-1.2	-1.0	-1.4

FORECAST RISKS

SHORT TERM	LONG TERM	RISK-ADJUSTED RETURN, '11-16	0.32%
------------	-----------	------------------------------	--------------

UPSIDE

- More companies seek headquarters downtown.
- Tourism benefits from new casino.
- Manufacturing bounces back more quickly.

DOWNSIDE

- Housing correction is more protracted; prices fall to new low.
- City of Chicago's budget troubles worsen.

ANALYSIS

Recent Performance. Chicago's economy has lost momentum and is one of only a handful of large metro areas in danger of falling back into recession. Only Atlanta has fared worse in the Moody's Analytics business cycle tracker over the past year. Payroll employment has been virtually unchanged since the spring, and the metro division has recouped a smaller than average share of its recessionary job losses. A large foreclosure overhang continues to depress housing, and industrial production is no longer outperforming. Persistently high unemployment is restraining wage gains, which, coupled with a flare-up in inflation, has arrested real income growth. On the upside, gradual labor force expansion suggests that people are more confident about their ability to find work. Convention and tourism business is also strong. Cargo traffic through O'Hare and Midway airports is down from last year, but passenger traffic is up.

Slower to lift. The parts of the economy hardest hit by the Great Recession will take longer to heal, causing CHI to underperform by an even larger margin in 2013. For one, the drag from tight credit and deleveraging will be slower to lift, with negative implications for consumer activity. Households are collateral constrained; one-third of homeowners are under water on their mortgages, and delinquency rates exceed the national average by the most since 2005. Builders will be hesitant to construct homes until more of the foreclosure overhang has cleared. The greatest concentration of distressed properties has been in the South Loop. As the prime homebuying season winds down and more foreclosures hit the market, the months' supply of distressed homes will increase and the recovery in prices will slow. Finally, state and local fiscal problems are a bigger headwind. The city's school district has yet to say how it will pay for the new teacher's union contract.

Finance. Finance is in store for another difficult year, but the outlook is brighter than a few months

ago. Insurer expansion has halted industry job losses ahead of schedule. Key player Allstate is benefiting from a strategic focus on its core insurance business and has avoided some of the problems that have hurt competitors. A surge in mortgage refinancing and expanding mortgage profit margins have given banks a shot of much-needed revenue. They are still cutting back, but the pace has slowed. Even securities firms and financial exchanges have bounced back after a tough start to the year. Trading volumes are down from a year ago but have picked up over the last couple of months.

Transportation. CHI's vast transportation and distribution network has been a strong force for recovery, and the outlook is promising despite slower global growth. O'Hare's international terminal is undergoing a major face-lift, and the airport's recently opened runway means it is now capable of handling the latest generation of Boeing cargo planes. The runway work has paved the way for a new \$200 million cargo center on the airport's northeast edge that will vastly increase its capacity to handle freight. The project will create 1,200 temporary construction jobs and a similar number of permanent on-site cargo jobs. Wholesale trade and transportation employment is forecast to rise at an above-average rate through 2015.

Chicago's recovery will remain intact, but will lack vigor. The forces that have been weighing on expansion the past several years will be slower to lift, hurting relative performance. Job and income growth will slip further below the national average in 2013. Longer term, a large talent pool, a central location, a vast transportation network, and superior access to capital will work in CHI's favor, but middling population trends will constrain expansion.

Aaron D. Smith
October 2012

EMPLOYMENT & INDUSTRY

TOP EMPLOYERS

Wal-Mart Stores Inc.	21,329
Advocate Health Care System	14,873
JP Morgan Chase Bank	13,639
Walgreen Co.	13,122
Abbott Laboratories	13,000
United Continental Holdings Inc.	13,000
AT&T	12,200
Motorola Inc.	10,000
American Airlines	9,766
University of Illinois	9,766
Chicago Transit Authority	9,520
University of Chicago	8,791
Allstate Insurance Co.	8,632
Resurrection Healthcare	8,201
Archdiocese of Chicago	8,169
Comcast Corp.	8,100
Rush University Medical Center	8,095
Jewel-Osco Stores	8,000
Northwestern University	7,826
Bank of America N.A.	7,800

Source: Crain's Book of Lists, December 2010

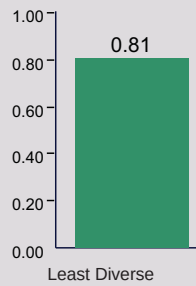
PUBLIC

Federal	48,591
State	50,611
Local	365,125

2011

INDUSTRIAL DIVERSITY

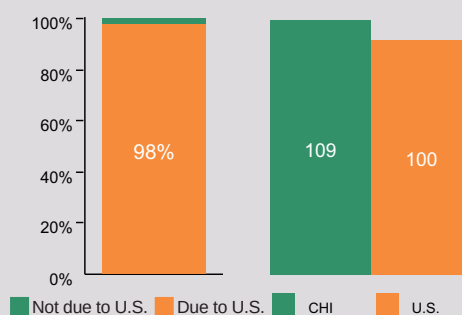
Most Diverse (U.S.)



Least Diverse

EMPLOYMENT VOLATILITY

Due to U.S. fluctuations Relative to U.S.



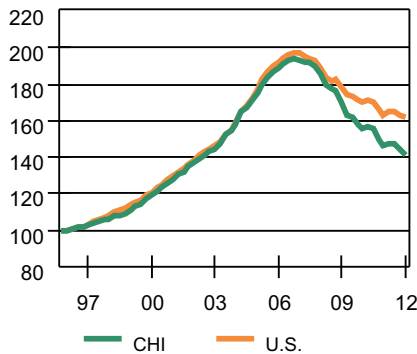
■ Not due to U.S. ■ Due to U.S. ■ CHI ■ U.S.

COMPARATIVE EMPLOYMENT AND INCOME

Sector	% of Total Employment			Average Annual Earnings		
	CHI	IL	U.S.	CHI	IL	U.S.
Mining	0.0%	0.2%	0.6%	\$42,688	\$38,004	\$76,960
Construction	3.2%	3.5%	4.2%	\$65,782	\$61,421	\$55,231
Manufacturing	8.8%	10.1%	8.9%	\$69,906	\$79,801	\$73,990
Durable	57.7%	59.6%	62.0%	nd	\$76,914	\$75,386
Nondurable	42.3%	40.4%	38.0%	nd	\$83,893	\$71,778
Transportation/Utilities	4.7%	4.6%	3.7%	nd	\$61,761	\$61,333
Wholesale Trade	5.4%	5.1%	4.2%	\$87,059	\$82,295	\$75,156
Retail Trade	9.9%	10.4%	11.1%	\$31,564	\$30,326	\$31,050
Information	2.0%	1.8%	2.0%	\$89,798	\$78,844	\$91,282
Financial Activities	7.0%	6.4%	5.8%	\$62,437	\$58,252	\$49,671
Prof. and Bus. Services	17.2%	14.6%	13.2%	\$75,510	\$68,124	\$59,520
Educ. and Health Services	15.3%	15.0%	15.1%	\$50,223	\$49,349	\$50,097
Leisure and Hosp. Services	9.2%	9.2%	10.1%	\$26,876	\$23,476	\$23,475
Other Services	4.5%	4.4%	4.1%	\$40,786	\$37,879	\$33,836
Government	12.7%	14.8%	16.8%	\$71,194	\$68,830	\$66,656

Sources: Percent of total employment — Moody's Analytics & BLS, 2011; Average annual earnings — BEA, 2010

HOUSE PRICES



Source: FHFA, 1996Q1=100, NSA

MOODY'S RATING

Aa3

COUNTY
AS OF JUL 26, 2012

LEADING INDUSTRIES

NAICS INDUSTRY	EMPLOYEES (000)
GVSL State & Local Government	415.7
7225 Restaurants and other eating places	215.6
6221 General medical and surgical hospitals	140.1
5613 Employment services	138.3
6113 Colleges; universities; and professional schools	71.1
5511 Management of companies and enterprises	70.7
4451 Grocery stores	61.1
5221 Depository credit intermediation	61.0
5617 Services to buildings and dwellings	56.8
6211 Offices of physicians	53.4
4521 Department stores	51.0
5416 Management; scientific; technical consulting	50.7
5415 Computer systems design and related services	50.1
GVF Federal Government	48.6
5411 Legal services	43.3

High-tech employment	162.7
As % of total employment	4.4

Sources: BLS, Moody's Analytics, 2011

MIGRATION FLOWS

INTO CHICAGO, IL

NUMBER OF MIGRANTS

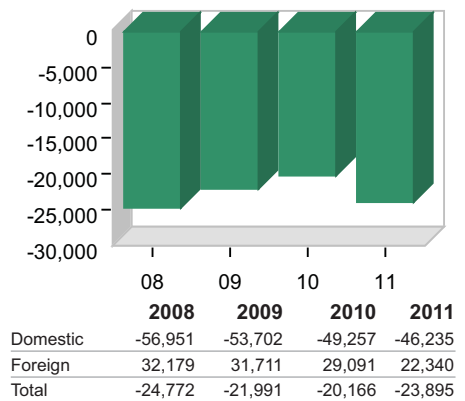
Lake County, IL	11,136
Gary, IN	5,306
New York, NY	2,924
Rockford, IL	2,651
Los Angeles, CA	2,126
Phoenix, AZ	2,109
Milwaukee, WI	2,078
Minneapolis, MN	1,941
Warren, MI	1,829
Atlanta, GA	1,753
Total In-migration	115,095

FROM CHICAGO, IL

Lake County, IL	12,763
Gary, IN	8,277
Phoenix, AZ	3,279
New York, NY	3,246
Rockford, IL	2,758
Houston, TX	2,614
Los Angeles, CA	2,563
Atlanta, GA	2,542
Dallas, TX	2,424
Milwaukee, WI	2,105
Total Out-migration	146,184

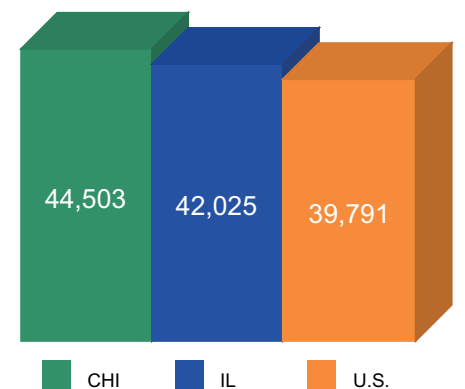
Net Migration **-31,089**

NET MIGRATION, CHI



Sources: IRS (top), 2010; Census Bureau, 2011

PER CAPITA INCOME

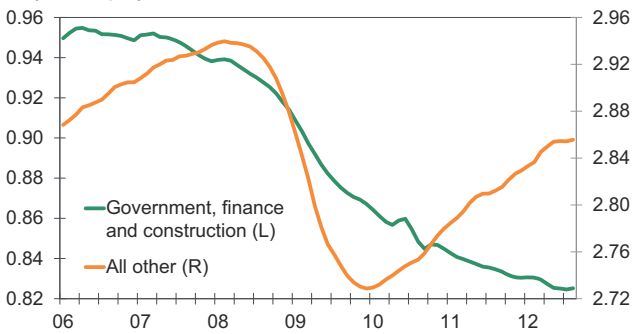


Source: Bureau of Economic Analysis, 2010

CHICAGO

Select Industries Apply Restraint

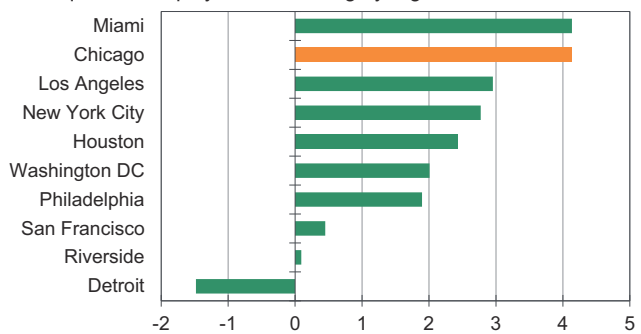
Payroll employment, mil, 3-mo MA



Sources: BLS, Moody's Analytics

Still a Global Destination of Choice

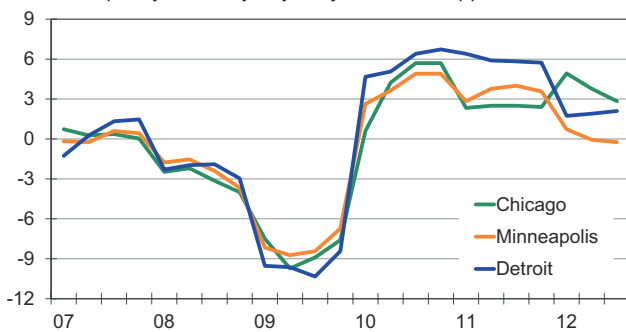
Headquarters employment, % change yr ago, 3-mo MA



Sources: BLS, Moody's Analytics

Tourism Is a Bright Spot

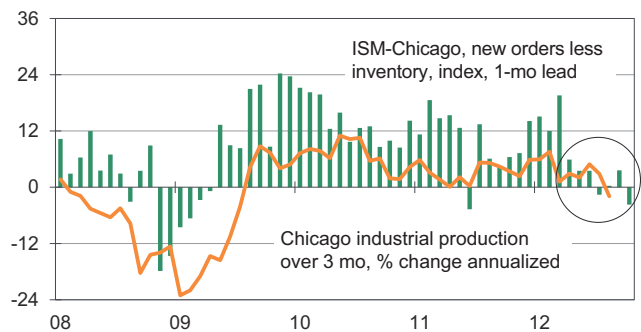
Hotel occupancy rate, % ytd, yr-to-yr difference, ppt, NSA



Sources: Smith Travel Research, Moody's Analytics

Manufacturing to Struggle a While Longer

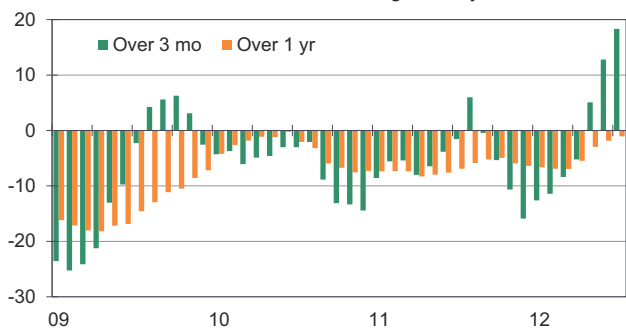
SA



Sources: ISM, Moody's Analytics

Do Not Buy Into the Hype

S&P/Case-Shiller® Home Price Index, single-family

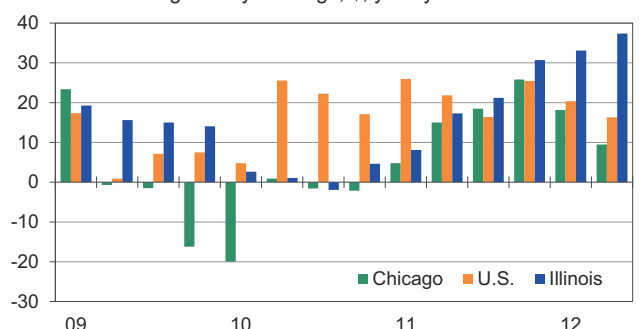


Sources: S&P, Fiserv, Moody's Analytics

House prices have logged their best gains since before the bust in recent months, but Moody's Analytics cautions against extrapolating the improvement. Recall that prices also improved the last two summers before reversing course as the prime homebuying season ended and the distress share of sales rose. A similar pattern is anticipated this year, though the extent of recent gains makes a retest of the first quarter lows less likely. Since the labor market is so weak, the chances of a sudden spike in demand that could help offset the usual seasonal softness in sales are low.

Consumers Cannot Catch a Break

Private sector avg weekly earnings, \$, yr-to-yr difference



Sources: BLS, Moody's Analytics

The holiday season will be tough on CHI retailers. Because their wealth has fallen so much, households are using more of their income to pay down debt and pad their savings. Income growth is also slowing. Persistently high unemployment and a shift in employment toward industries with lower wages have limited the rise in average weekly earnings to half the national average over the past year. The prospect of possible payroll tax increases in January will also limit spending gains through the end of the year.

About Moody's Analytics

Economic & Consumer Credit Analytics

Moody's Analytics helps capital markets and credit risk management professionals worldwide respond to an evolving marketplace with confidence. Through its team of economists, Moody's Analytics is a leading independent provider of data, analysis, modeling and forecasts on national and regional economies, financial markets, and credit risk.

Moody's Analytics tracks and analyzes trends in consumer credit and spending, output and income, mortgage activity, population, central bank behavior, and prices. Our customized models, concise and timely reports, and one of the largest assembled financial, economic and demographic databases support firms and policymakers in strategic planning, product and sales forecasting, credit risk and sensitivity management, and investment research. Our customers include multinational corporations, governments at all levels, central banks and financial regulators, retailers, mutual funds, financial institutions, utilities, residential and commercial real estate firms, insurance companies, and professional investors.

Our web and print periodicals and special publications cover every U.S. state and metropolitan area; countries throughout Europe, Asia and the Americas; and the world's major cities, plus the U.S. housing market and other industries. From our offices in the U.S., the United Kingdom, the Czech Republic and Australia, we provide up-to-the-minute reporting and analysis on the world's major economies.

Moody's Analytics added Economy.com to its portfolio in 2005. Its economics and consumer credit analytics arm is based in West Chester PA, a suburb of Philadelphia, with offices in London and Sydney. More information is available at www.economy.com.

© 2012, Moody's Analytics, Inc. and/or its licensors and affiliates (together, "Moody's"). All rights reserved. ALL INFORMATION CONTAINED HEREIN IS PROTECTED BY COPYRIGHT LAW AND NONE OF SUCH INFORMATION MAY BE COPIED OR OTHERWISE REPRODUCED, REPACKAGED, FURTHER TRANSMITTED, TRANSFERRED, DISSEMINATED, REDISTRIBUTED OR RESOLD, OR STORED FOR SUBSEQUENT USE FOR ANY PURPOSE, IN WHOLE OR IN PART, IN ANY FORM OR MANNER OR BY ANY MEANS WHATSOEVER, BY ANY PERSON WITHOUT MOODY'S PRIOR WRITTEN CONSENT. All information contained herein is obtained by Moody's from sources believed by it to be accurate and reliable. Because of the possibility of human and mechanical error as well as other factors, however, all information contained herein is provided "AS IS" without warranty of any kind. Under no circumstances shall Moody's have any liability to any person or entity for (a) any loss or damage in whole or in part caused by, resulting from, or relating to, any error (negligent or otherwise) or other circumstance or contingency within or outside the control of Moody's or any of its directors, officers, employees or agents in connection with the procurement, collection, compilation, analysis, interpretation, communication, publication or delivery of any such information, or (b) any direct, indirect, special, consequential, compensatory or incidental damages whatsoever (including without limitation, lost profits), even if Moody's is advised in advance of the possibility of such damages, resulting from the use of or inability to use, any such information. The financial reporting, analysis, projections, observations, and other information contained herein are, and must be construed solely as, statements of opinion and not statements of fact or recommendations to purchase, sell, or hold any securities. NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, TIMELINESS, COMPLETENESS, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY SUCH OPINION OR INFORMATION IS GIVEN OR MADE BY MOODY'S IN ANY FORM OR MANNER WHATSOEVER. Each opinion must be weighed solely as one factor in any investment decision made by or on behalf of any user of the information contained herein, and each such user must accordingly make its own study and evaluation prior to investing.

ADDENDUM H
CLIENT CONTRACT INFORMATION

VALUATION & ADVISORY SERVICES



CBRE, Inc.
311 S. Wacker Drive, Suite 400
Chicago, IL 60606

Daniel J. Bajadek, MAI
Director

November 8, 2012

Jim Vallos
Harbor Group International
999 Waterside Drive, Suite 2300
Norfolk, VA 23510
Phone: 757-961-2054
Email: Jvallos@harborg.com

RE: Proposal to Provide Valuation & Advisory Services

- 2 North LaSalle, Chicago IL
- 300 South Wacker, Chicago IL

Dear Mr. Vallos:

We are pleased to submit this proposal and our Terms and Conditions for the appraisal of the referenced real estate.

PROPOSAL SPECIFICATIONS

Purpose:	To estimate the Market Value of the referenced real estate
Premise:	As Is as of December 31, 2012
Rights Appraised:	Leased Fee
Intended Use:	Internal Decision Making purposes
Intended User:	The intended user is Harbor Group International and its affiliates and Investors
Scope of Work:	See description of scope below.
Report Type:	Self-Contained
Appraisal Standards:	USPAP/IFRS
Name of Author:	The name of the author will be stated and such person will sign the valuation
Qualifications:	The report will include the qualifications of the author
Previous Valuations:	The report will specify the previous valuations prepared for the Subject Property by the appraiser during the last 3 years. In case of gaps exceeding 20% or more in the value between the valuations, we will explain the grounds for such gaps (we will refer also to the assets purchase price of the deal that was made by Harbor Group for the subject assets)
Fee:	\$13,000– \$6,500 per property
Expenses:	Fee includes all associated expenses
Retainer:	A retainer is not required for this assignment
Payment Terms:	Final payment is due and payable upon delivery of the final report or within forty-five (45) days of your receipt of our draft report, whichever is sooner. If a draft report is requested, the fee is considered earned upon delivery of our draft report. We will invoice you for the assignment in its entirety at the completion of the assignment.
Report Copies:	Electronic and two (2) bound final copies
Delivery Schedule:	

Draft Report:	December 12, 2012
Final Report:	7 days after completion of client review and authorization to deliver final reports
Start Date:	The appraisal process will start upon receipt of your signed agreement and the property specific data.
Acceptance Date:	These specifications are subject to modification if this proposal is not accepted within 2 business days from the date of this letter.

SCOPE OF WORK

The scope of work identified for this assignment includes the following steps:

Extent to Which the Property is Identified

CBRE will collect the relevant physical characteristics about the subject via a physical identification and inspection of both the interior and exterior of the subject property. The physical property will be legally identified through its postal address, assessor's records, the provided legal description and the provided title report. Economic characteristics of the subject will be identified via an analysis of leases and/or lease briefs between the lessor and lessee, recent rent roll and historical operating statements.

Extent to Which the Property is Inspected

CBRE will conduct a physical inspection of both the interior and exterior of the subject property, as well as its surrounding environs on the effective date of appraisal.

Type and Extent of the Data Researched

CBRE will physically inspect the micro and/or macro market environments with respect to physical and economic factors relevant to the valuation process. This knowledge will be expanded through interviews with regional and/or local market participants, available published data and other various resources. CBRE will also conduct regional and/or local research with respect to applicable tax data, zoning requirements, flood zone status, demographics, income and expense data, and comparable listing, sale and rental information.

Type and Extent of Analysis Applied

CBRE will analyze the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. All three traditional approaches to value will be considered and utilized. CBRE will then correlate and reconcile the results into a reasonable and defensible value conclusion, and estimate a reasonable exposure time and marketing time associated with the value estimate presented.

TERMS AND CONDITIONS

The attached Terms and Conditions and Specific Property Data Request are deemed a part of this agreement as though set forth in full herein.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Jim Vallos
Appraisal Agreement
Page 3 of 6
November 8, 2012

Sincerely,

CBRE, INC.
Valuation & Advisory Services



Daniel J. Bajadek, MAI as agent for CBRE
Director

T 312-233-8688
F 312-233-8660
daniel.bajadek@cbre.com

AGREED AND ACCEPTED
FOR HARBOR GROUP INTERNATIONAL:


Signature

11/19/2012
Date

Robert S. Friedman
Name

Managing Director, Director of Portfolios
Title Management

757-941-2057
Phone Number

757-640-2550
Fax Number

rfriedman@harborg.com
E-Mail Address

CBRE
CB RICHARD ELLIS

TERMS AND CONDITIONS

1. These Terms and Conditions, between CBRE, Inc. ("Appraiser") and the Client for whom the referenced appraisal service will be performed, shall be deemed a part of such Agreement as though set forth in full therein. The Agreement shall be governed by the laws of the state of the CBRE, Inc. office shown on the Agreement.
2. Client is defined as the party signing the Agreement and shall be responsible for payment of the fees stipulated in the Agreement. Payment of the appraisal fee is not contingent upon any predetermined value or on an action or event resulting from the analyses, opinions, conclusions, or use of the appraisal report.
3. Final payment is due and payable upon delivery of the final report or within thirty (30) days of your receipt of our draft report, whichever is sooner. If a draft report is requested, the fee is considered earned upon delivery of our draft report.
4. If we are requested to give court testimony, an additional fee will be charged on an hourly basis at our then-prevailing hourly rate. The hourly billings pertain to court preparation, waiting and travel time, document review and preparation (excludes appraisal report) and all meetings related to court testimony.
5. In the event Client requests additional services beyond the purpose stated in the Agreement, Client agrees to pay an additional charge for such services, plus reimbursement of expenses, whether or not the completed report has been delivered to Client at the time of the request.
6. It is understood that the Client has the right to cancel this assignment at any time prior to delivery of the completed report. In such event, the Client is obligated only for the pro rated share of the fee based upon the work completed and expenses incurred, with a minimum charge of \$500.
7. Appraiser shall have the right to terminate this Agreement at any time for cause effective immediately by written notice to Client upon the occurrence of the fraud or willful misconduct of Client, or its employees or agents.
8. Additional copies of the appraisal reports are available at a cost of **Error! Reference source not found.** per original color copy and **Error! Reference source not found.** per photocopy (black and white), plus shipping costs.
9. In the event Client fails to make payments when due and payable, then the outstanding balance shall bear interest at the maximum rate permitted in the state in which the office of Appraiser executing the Agreement is located from the date due until paid in full. If Appraiser is required to institute legal action against Client relating to the Agreement, Appraiser shall be entitled to recover reasonable attorney's fees and costs from Client.
10. Appraiser assumes that there are no major or significant items that would require the expertise of a professional building contractor or engineer. If such items need to be considered in Appraiser's studies, such services are to be provided by others at a cost which is not a part of the fee proposal.
11. In the event of any dispute between Client and Appraiser relating to this Agreement, or Appraiser's or Client's performance hereunder, Appraiser and Client agree that such dispute shall be resolved by means of binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court of competent jurisdiction. Depositions may be taken and other discovery obtained during such arbitration proceedings to the same extent as authorized in civil judicial proceedings in the state where the office of Appraiser executing this Agreement is located. The arbitrator(s) shall be limited to awarding compensatory damages and shall have no authority to award punitive, exemplary or similar type damages. The prevailing party in the arbitration proceeding shall be entitled to recover from the losing party its expenses, including the costs of arbitration proceeding, and reasonable attorney's fees.
12. Client acknowledges that Appraiser is being retained hereunder as an independent contractor to perform the services described herein and nothing in this Agreement shall be deemed to create any other relationship between Client and Appraiser. This assignment shall be deemed concluded and the services hereunder completed upon delivery to Client of the appraisal report discussed herein.
13. All statements of fact in the report which are used as the basis of the Appraiser's analyses, opinions, and conclusions will be true and correct to the best of the Appraiser's knowledge and belief. In preparing its appraisal, Appraiser may rely on the accuracy and completeness of the information and material furnished by Client to Appraiser, and Appraiser does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the state of affairs of the Property furnished to Appraiser by Client.
14. Appraiser shall have no responsibility for legal matters, questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The report will not constitute a survey of the property analyzed.

15. Client shall provide Appraiser with such materials with respect to the Assignment as are requested by Appraiser and in the possession or under the control of Client. Client shall provide Appraiser with sufficient access to the real property to be analyzed and hereby grants permission for entry, unless discussed in advance to the contrary.
16. The data gathered in the course of the Assignment (except data furnished by Client) and the report prepared pursuant to the Agreement are, and will remain, the property of Appraiser. With respect to data provided by Client, Appraiser shall not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to Appraiser. Notwithstanding the foregoing, Appraiser is authorized by Client to disclose all or any portion of the report and the related data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable Appraiser to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.
17. Unless specifically noted in the appraisal, we will not be taking into consideration the possibility of the existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material), or the cost of encapsulation or removal thereof. Further, Appraiser understands that there is no major or significant deferred maintenance in the property which would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, and are not a part of this fee proposal.
18. Client shall defend, indemnify, and hold Appraiser fully harmless against any loss, damages, claims, or expenses of any kind whatsoever (including costs and reasonable attorneys' fees), sustained or incurred by a third party as a result of the negligence or intentional acts or omissions of Client (including any failure to perform any duty imposed by law), and for which recovery is sought against Appraiser by that third party; however, such obligation to defend and indemnify shall not apply to the extent that the claim, damage, or expense is attributable to the wrongful misconduct or misrepresentation of Appraiser. Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover, from the other, reasonable attorney fees and costs.
19. Please note that Appraiser's consent to allow the appraisal report or portions of the report, to become part of or be referenced in, any offering or other material intended for the review of others, or to be submitted to others, will be at Appraiser's reasonable discretion and, if given, will be on condition that Appraiser will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to Appraiser, by a party satisfactory to Appraiser. Appraiser does consent to Client submission of the complete final report to rating agencies, loan participants or your auditors without the need to provide us with an Indemnification Agreement and/or Non-Reliance letter.
20. LIMITATION OF LIABILITY. EXCEPT FOR THE HOLD HARMLESS PROVISION ABOVE, ANYTHING IN THE AGREEMENT TO THE CONTRARY NOTWITHSTANDING, UNDER NO CIRCUMSTANCES WHATSOEVER SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, OR INCIDENTAL DAMAGES OF ANY KIND WHATSOEVER. EXCEPT FOR THE HOLD HARMLESS PROVISION ABOVE, IN NO EVENT WHATSOEVER SHALL EITHER PARTY'S TOTAL LIABILITY TO THE OTHER FOR DIRECT DAMAGES UNDER THE AGREEMENT OR ANY OTHER DAMAGES WHATSOEVER EXCEED IN THE AGGREGATE THE SUM OF TEN THOUSAND DOLLARS (\$10,000.00).

SPECIFIC PROPERTY DATA REQUEST

In order to complete this assignment in the timely manner requested, CBRE, Inc., Valuation & Advisory Services, will require the following specific information for the property:

1. Current title report or title holder name
2. Legal description
3. Survey and/or plat map
4. Site plan for the existing development
5. Building plans and specifications, including square footage for all buildings and suites
6. Current county property tax assessment or tax bill
7. Details on any sale, contract, or listing of the property within the past three years
8. Engineering studies, soil tests or environmental assessments
9. Ground lease, if applicable
10. Details regarding the development costs, including land cost, if developed within the past three years
11. Three-year and YTD property income and expenses
12. Current year property income and expense budget
13. Detailed occupancy report for the past three years and current YTD
14. Expense reimbursement schedule on a tenant-by-tenant basis, including base-year amounts
15. Complete copies or abstracts of all lease agreements and a current rent roll
16. Details regarding the lease rates/terms and marketing activity for any vacant suites
17. Details regarding any pending changes to the rent roll or pertinent information regarding the current/future status of the tenants
18. Details regarding any tenant improvement allowances and free rent provided for all leases pending or signed over the prior 12 months
19. Details regarding capital expenditures made within the last 12 months, or scheduled for the next 12 months
20. Any previous market/demand studies or appraisals
21. Name and telephone number of property contact for physical inspection and additional information needed during the appraisal process
22. Any other information that might be helpful in valuing this property

If any of the requested data and information is not available, CBRE, Inc., reserves the right to extend the delivery date by the amount of time it takes to receive the requested information or make other arrangements. Please have the requested information delivered to the following:

Daniel J. Bajadek, MAI
Director
CBRE, Inc.
Valuation & Advisory Services
311 S. Wacker Drive, Suite 400
Chicago, IL 60606

ADDENDUM I
QUALIFICATIONS

QUALIFICATIONS OF

LES LINDER, MAI, CCIM Managing Director

CBRE Inc., Valuation and Advisory Services
311 South Wacker, Suite 400
Chicago, IL 60606
(312) 233-8665
Les.Linder@cbre.com

EDUCATIONAL

Bachelors of Science Degree, Business – Real Estate Administration
Indiana University, Bloomington, Indiana

CERTIFICATION

State Certified General Real Estate Appraiser: State of Michigan (No. 1201003343)
State Certified General Real Estate Appraiser: State of Illinois (No. 553.001947)
State Certified General Real Estate Appraiser: State of Indiana (No. CG-40801085)

PROFESSIONAL

Designated Member, Appraisal Institute (MAI), Member No. 37831
Member of the Commercial Investment Real Estate Institute (CCIM), Certificate No. 11264

EMPLOYMENT EXPERIENCE

1987-1994	Oetzel-Hanton-Williams, Inc. Appraiser	Troy, MI
1994-1994	National Realty Advisors Senior Appraiser	Troy, MI
1994-1996	Laurencelle Appraisal Company Senior Appraiser	Birmingham, MI
1996-2004	Bank One Inc. Vice President	Detroit, MI
2004-2008	CB Richard Ellis, Inc Managing Director	Southfield, MI
2008-Present	CBRE, Inc Managing Director	Chicago, IL

Valuation assignments included all types of existing as well as proposed commercial, industrial, multiple-family residential and special purpose properties throughout the mid-west, including apartments, office buildings, industrial manufacturing and warehouse facilities, shopping centers, restaurants, hotels, motels, manufactured home communities and a wide variety of investment and special purpose properties and unimproved land. In addition I have testified as an Expert Witness for US Bankruptcy court.

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO:
553.001947

EXPIRES:
09/30/2013

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

CERTIFIED GENERAL REAL ESTATE APPRAISER

**LESLEY J LINDER
4038 CENTRAL AVE
WESTERN SPRINGS, IL 60558**



Brent E. Adams

BRENT E. ADAMS
SECRETARY

Jay Stewart

JAY STEWART
DIRECTOR

The official status of this license can be verified at www.idfpr.com

6177133

QUALIFICATIONS OF

DANIEL J. BAJADEK, MAI Director

CBRE Inc.
Valuation and Advisory Services
311 S. Wacker Drive, Suite 400
Chicago, IL 60606
(312) 233-8688

EDUCATION

Bachelor of Science Degree, Finance/Real Estate, University of Illinois at Champaign-Urbana - 1979

CERTIFICATION

State Certified General Real Estate Appraiser: State of Illinois (No. 553-000273)

Certified General Appraiser: State of Indiana (No.CG49300081)

PROFESSIONAL

Designated Member, Appraisal Institute (MAI), Certificate (No. 7100)

EMPLOYMENT EXPERIENCE

1979-1981	Joseph J. Blake & Associates/ Appraiser	Chicago, IL
1981-1983	Real Estate Research Corporation/ Senior Appraiser	Chicago, IL
1983-1984	VMS Realty/ Due Diligence Analyst	Chicago, IL
1984-1985	Cushman & Wakefield/ Senior Appraiser	Dallas, TX
1985-1988	Real Estate Research Corporation/ Vice President/Office Manager	Dallas, TX
1988-2002	PricewaterhouseCoopers. Midwest Director	Chicago, IL
2002-Present	CBRE, Inc Director	Chicago, IL

Dan Bajadek leads the Office Valuation Practice for CBRE, Inc.'s Valuation and Advisory department based in Chicago, Illinois. Mr. Bajadek has over thirty years of commercial real estate valuation experience, including fifteen years as the Midwest Director of PricewaterhouseCoopers Real Estate Valuation & Consulting Group. Based in Chicago, Mr. Bajadek has completed assignments across the United States, but now focuses on office projects throughout the Midwest and in particular the downtown and suburban Chicago office markets.

In addition to all types of office buildings, Mr. Bajadek has a wide range of experience, appraising such properties as:

- Industrial properties including, distribution, light and heavy manufacturing, office/warehouse (low to high finish), labs, truck terminals, truck stops, foundries, railcar manufacturing/service facilities, fuel terminals (waterfront and inland), ship yards, cold storage warehouses, and air cargo facilities.
- Special purpose properties such as all the Department of Defense properties worldwide, railroads, pipelines, refineries, ports, stadiums, orchards and vineyards and tire test tracks



Cut on Dotted Line



Cut on Dotted Line

20110823-1/01962