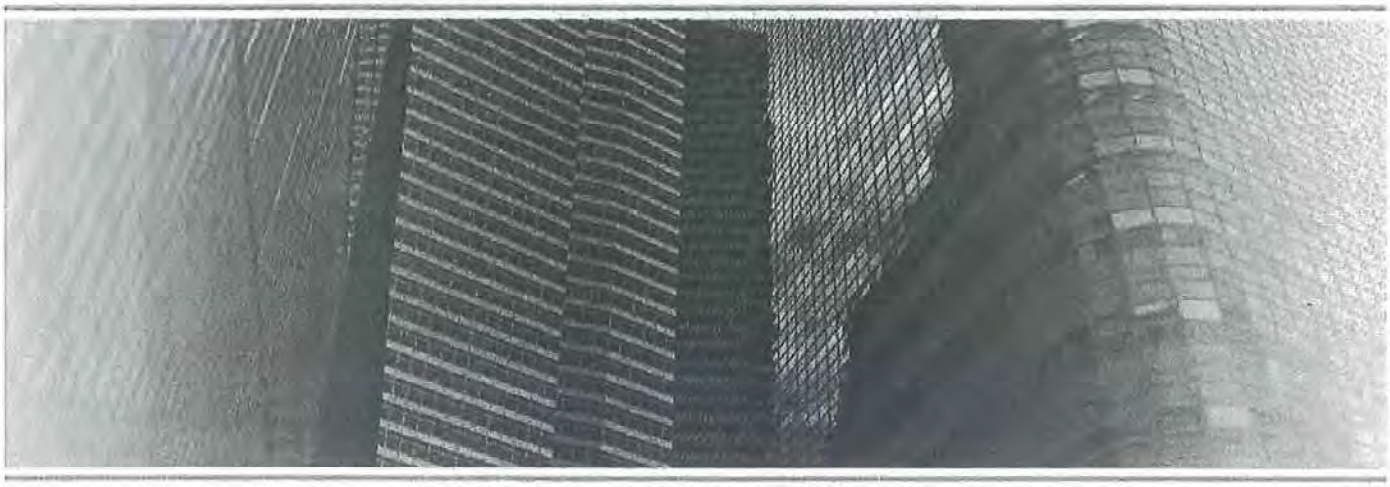
APPRAISAL OF REAL PROPERTY

Congress Office Building
Office Property
525 West Van Buren Street
Chicago, Cook County, Illinois 60607



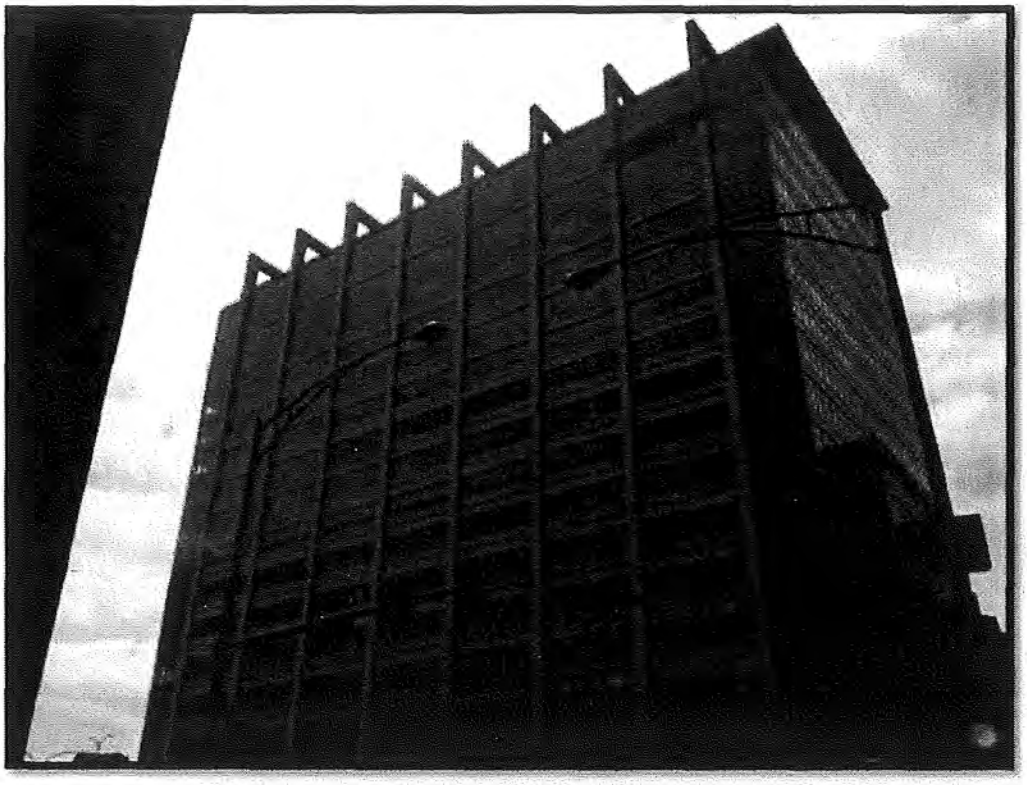
PREPARED FOR:
Mr. Todd Mikles
Daymark Realty Advisors
1515 North Tustin Avenue, Suite 200
Santa Ana, CA 92705

EFFECTIVE DATE OF THE APPRAISAL:
March 29, 2012

REPORT FORMAT:
Summary

IRR - CHICAGO
File Number: 107-2012-0308

INTEGRA Realty Resources
Local Expertise...Nationally



Congress Office Building
525 West Van Buren Street
Chicago, Illinois

INTEGRA Realty Resources
CHICAGO
Local Expertise...Nationally

April 6, 2012

Mr. Todd Mikles
Daymark Realty Advisors
1515 North Tustin Avenue, Suite 200
Santa Ana, CA 92705

SUBJECT: Market Value Appraisal
Congress Office Building
525 West Van Buren Street
Chicago, Cook County, Illinois 60607
Integra Realty Resources - Chicago File No. 107-2012-0308

Dear Mr. Mikles:

Integra Realty Resources – Chicago is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as is of the leased fee interest in the property. As requested, we also estimate the prospective market value at stabilization. The client for the assignment is Daymark Realty Advisors, and the intended use is for internal planning, decision making purposes, and possible mortgage financing purposes.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

To report the assignments results, we use the summary report option of Standards Rule 2-2 of USPAP. Accordingly, this report contains summary discussions of the data, reasoning, and analyses that are used in the appraisal process whereas supporting documentation is retained in our file. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal.

The subject is an existing 16-story Class A multi-tenant office property containing 501,718 square feet of rentable area. The improvements were constructed in 2001 and are 76% leased as of the effective appraisal date. Four major tenants occupy 70% of the entire subject property, these four tenants are: GAS (191,618 square feet); Akzo Nobel, Inc. (90,138 square feet); North America Co. Life (41,607 square feet); and Institute of Food Technology (26,000 square feet). The site area is 0.96 acres or 41,776 square feet.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinions of value are as follows:

VALUE CONCLUSIONS

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Leased Fee	March 29, 2012	$95,000,000
Prospective Market Value at Stabilization	Leased Fee	April 1, 2015	$115,000,000

The opinions of value expressed in this report are based on estimates and forecasts that are prospective in nature and subject to considerable risk and uncertainty. Events may occur that could cause the performance of the property to differ materially from our estimates, such as changes in the economy, interest rates, capitalization rates, financial strength of tenants, and behavior of investors, lenders, and consumers. Additionally, our opinions and forecasts are based partly on data obtained from interviews and third party sources, which are not always completely reliable. Although we are of the opinion that our findings are reasonable based on available evidence, we are not responsible for the effects of future occurrences that cannot reasonably be foreseen at this time.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.
Respectfully submitted,

INTEGRA REALTY RESOURCES - CHICAGO

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A. Appraiser Qualifications
B. Financials and Property Information
C. Comparable Data
D. DCF Reports
E. Letter of Authorization

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Name	Congress Office Building
Address	525 West Van Buren Street Chicago, Illinois 60607
Property Type	Office - High-Rise
Owner of Record	NNN Congress Center
Tax ID	17-16-129-087
Land Area	0.96 acres; 41,776 SF
Gross Building Area	524,784 SF
Rentable Area	501,718 SF
Percent Leased	76%
Year Built	2001
Zoning Designation	DX-12, Downtown Mixed-Use District
Highest and Best Use - As if Vacant	Future office use
Highest and Best Use - As Improved	Continued office use
Exposure Time; Marketing Period	6-9 months; 6-9 months
Effective Date of the Appraisal	March 29, 2012

VALUE CONCLUSIONS

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Leased Fee	March 29, 2012	$95,000,000
Prospective Market Value at Stabilization	Leased Fee	April 1, 2015	$115,000,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than Daymark Realty Advisors may use or rely on the information, opinions, and conclusions contained in the report. The summary shown above is for the convenience of Daymark Realty Advisors, and therefore it is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

GENERAL INFORMATION

IDENTIFICATION OF SUBJECT

The subject is an existing 16-story Class A multi-tenant office property containing 501,718 square feet of rentable area. The improvements were constructed in 2001 and are 76% leased as of the effective appraisal date. Four major tenants occupy 70% of the entire subject property, these four tenants are: GAS (191,618 square feet); Akzo Nobel, Inc. (90,138 square feet); North America Co. Life (41,607 square feet); and Institute of Food Technology (26,000 square feet). The site area is 0.96 acres or 41,776 square feet. A legal description of the property was requested, but not provided.

PROPERTY IDENTIFICATION	
Property Name	Congress Office Building
Address	525 West Van Buren Street Chicago, Illinois 60607
Tax ID	17-16-129-087
Census Tract Number	17031-8419.00

CURRENT OWNERSHIP AND SALES HISTORY

The owner of record is NNN Congress Center. This party acquired the property from WREIT-Congress Center on June 30, 2003 for a price of $3,004,500. The transaction is recorded in Warranty Deed Number 0330232161 in the Cook County Public Records.

To the best of our knowledge, no sale or transfer of ownership has occurred within the past three years, and as of the effective date of this appraisal, the property is not subject to an agreement of sale or option to buy, nor is it listed for sale. While the subject is not currently listed for sale or under contract, the client plans to purchase the subject property from a related party. The purchase price is undetermined at this time.

TYPE OF VALUE, PROPERTY RIGHTS AND EFFECTIVE DATE

The purpose of the appraisal is to develop an opinion of the market value as is of the leased fee interest in the property as of the effective date of the appraisal, March 29, 2012. As requested, we also estimate the prospective market value at stabilization of the leased fee interest, as of April 1, 2015. The date of the report is April 6, 2012. The appraisal is valid only as of the stated effective date or dates.

DEFINITION OF MARKET VALUE

Market value is defined as:

"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

INCOME CAPITALIZATION APPROACH

The income capitalization approach converts anticipated economic benefits of owning real property into a value estimate through capitalization. The steps taken to apply the income capitalization approach are:

- Analyze the revenue potential of the property.
- Consider appropriate allowances for vacancy, collection loss, and operating expenses.
- Calculate net operating income by deducting vacancy, collection loss, and operating expenses from potential income.
- Apply the most appropriate capitalization method, either direct capitalization or discounted cash flow analysis, or both, to convert anticipated net income to an indication of value.

In this analysis, we use both direct capitalization and discounted cash flow analysis investors in this property type typically rely on both methods.

LEASED STATUS OF THE PROPERTY

A rent roll for the property is shown below, based on our review of the owner's rent roll.

RENT ROLL

Suite	Tenant	SF	Lease Start	Lease End	Term (Mos.)	Lease Type	Income Type	Contract Rent	Contract Rent/SF	Market Rent	Blended Rent	Rent Applied	PGR Projected	PGR/ SF
100	Management Office	1,291	10/1/2003	12/31/2030	327	Triple Net	Rent/SF/Year	$0	$0.00	$20.00	$20.00	Contract	$0	$0.00
110	Bakery Garden Cafe	1,221	11/1/2005	10/31/2015	120	Triple Net	Rent/SF/Year	$33,672	$27.58	$30.00	$27.58	Contract	$33,672	$27.58
125	Gateway News Stand	600	12/1/2002	3/31/2013	124	Triple Net	Rent/SF/Year	$24,156	$40.26	$30.00	$40.26	Contract	$24,156	$40.26
320	Towers Watson & Co.	3,586	6/1/2007	11/30/2012	66	Triple Net	Rent/SF/Year	$68,604	$19.13	$20.00	$19.71	Blend	$70,680	$19.71
350	RLI Ins. Co	15,383	5/1/2003	10/31/2018	186	Triple Net	Rent/SF/Year	$283,204	$18.54	$20.00	$18.77	Blend	$288,780	$18.77
400	GSA/IRS	28,080	4/1/2011	3/31/2021	120	Gross	Rent/SF/Year	$640,788	$22.82	$20.00	$26.40	Blend	$741,452	$26.40
500	GSA/DOJ	33,473	11/1/2011	10/31/2021	120	Gross	Rent/SF/Year	$1,305,444	$39.00	$20.00	$39.00	Contract	$1,305,444	$39.00
600	GSA/ATF	33,260	3/1/2003	2/28/2013	120	Gross	Rent/SF/Year	$1,581,840	$47.56	$20.00	$45.26	Blend	$1,505,458	$45.26
700	GSA/SS	9,680	5/1/2002	4/30/2012	120	Gross	Rent/SF/Year	$465,900	$48.13	$20.00	$22.34	Blend	$216,292	$22.34
701	GSA/DOJ	16,607	11/1/2011	10/31/2021	120	Gross	Rent/SF/Year	$647,676	$39.00	$20.00	$39.00	Contract	$647,676	$39.00
710	GSA/ATF	3,998	3/1/2003	2/28/2013	120	Gross	Rent/SF/Year	$190,140	$47.56	$20.00	$45.26	Blend	$180,962	$45.26
800	GSA/SS	33,260	5/1/2002	4/30/2012	120	Gross	Rent/SF/Year	$1,600,800	$48.13	$20.00	$22.34	Blend	$743,167	$22.34
900	GSA/SS	33,260	5/1/2002	4/30/2012	120	Gross	Rent/SF/Year	$1,600,800	$48.13	$20.00	$22.34	Blend	$743,167	$22.34
1000	Institute of Food Technology	26,000	4/1/2002	3/31/2017	180	Triple Net	Rent/SF/Year	$689,004	$26.50	$20.00	$26.50	Contract	$689,004	$26.50
1200	North American Co. Life	33,030	3/1/2002	2/28/2022	240	Triple Net	Rent/SF/Year	$571,716	$17.00	$20.00	$17.32	Blend	$582,556	$17.32
1300	North American Co. Life	7,977	3/1/2002	2/28/2022	240	Triple Net	Rent/SF/Year	$135,612	$17.00	$20.00	$17.32	Blend	$138,182	$17.32
1410	Akzo Nobel, Inc.	22,878	1/1/2004	12/31/2019	192	Triple Net	Rent/SF/Year	$571,956	$25.00	$20.00	$25.13	Blend	$574,810	$25.13
1450	Travis/Pederson & Assoc.	8,539	2/1/2004	1/31/2014	120	Triple Net	Rent/SF/Year	$209,208	$24.50	$20.00	$24.58	Blend	$209,917	$24.58
1500	Akzo Nobel, Inc.	33,630	1/1/2004	12/31/2019	192	Triple Net	Rent/SF/Year	$840,756	$25.00	$20.00	$25.13	Blend	$844,954	$25.13
1600	Akzo Nobel, Inc.	33,630	1/1/2004	12/31/2019	192	Triple Net	Rent/SF/Year	$840,756	$25.00	$20.00	$25.13	Blend	$844,954	$25.13
	Vacant #200	33,629					Rent/SF/Year	$0		$20.00	$20.00	Market	$672,580	$20.00
	Vacant #300	14,323					Rent/SF/Year	$0		$20.00	$20.00	Market	$286,460	$20.00
	Vacant #450	5,393					Rent/SF/Year	$0		$20.00	$20.00	Market	$107,860	$20.00
	Vacant #702	59					Rent/SF/Year	$0		$20.00	$20.00	Market	$1,180	$20.00
	Vacant #1010	6,796					Rent/SF/Year	$0		$20.00	$20.00	Market	$135,920	$20.00
	Vacant #1100	33,630					Rent/SF/Year	$0		$20.00	$20.00	Market	$672,600	$20.00
	Vacant #1350	16,808					Rent/SF/Year	$0		$20.00	$20.00	Market	$336,160	$20.00
	Vacant #1310	6,594					Rent/SF/Year	$0		$20.00	$20.00	Market	$131,880	$20.00
	Vacant #1325	2,251					Rent/SF/Year	$0		$20.00	$20.00	Market	$45,020	$20.00
	Vacant #1402	2,252					Rent/SF/Year	$0		$20.00	$20.00	Market	$45,040	$20.00
	Total/Average*	501,718						$12,304,032	$32.38				$12,819,993	$35.55
	Vacant SF	121,735	24%											
	Leased SF	379,983	76%											

* Average contract rent is based on leased square feet.

The rent roll shown above indicates that the GSA/SS tenant has a lease expiration of April 30, 2012. According to the leasing broker Ms. Sara Spicklemire she is currently negotiating with the GSA to resign this tenant. She stated that the GSA is looking to sign a ten year gross lease, but she was not able to provide any other lease information.

BLENDED RENTS
MONTH-BY-MONTH PROJECTION - YEAR 1

Tenant	SF	Mo. 1	Mo. 2	Mo. 3	Mo. 4	Mo. 5	Mo. 6	Mo. 7	Mo. 8	Mo. 9	Mo. 10	Mo. 11	Mo. 12	Average
Towers Watson & Co.	3,586	$19.13	$19.13	$19.71	$19.71	$19.71	$19.71	$19.71	$19.71	$20.00	$20.00	$20.00	$20.00	$19.71
RLI Ins. Co.	15,383	$18.54	$18.54	$18.54	$18.54	$18.54	$18.54	$18.54	$19.10	$19.10	$19.10	$19.10	$19.10	$18.77
GSA/IRS	28,080	$22.82	$22.82	$22.82	$27.60	$27.60	$27.60	$27.60	$27.60	$27.60	$27.60	$27.60	$27.60	$26.40
GSA/ATF	33,260	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$20.00	$45.26
GSA/SS	9,680	$48.13	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$22.34
GSA/ATF	3,998	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$47.56	$20.00	$45.26
GSA/SS	33,260	$48.13	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$22.34
GSA/SS	33,260	$48.13	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00	$22.34
North American Co. Life	33,630	$17.00	$17.00	$17.00	$17.43	$17.43	$17.43	$17.43	$17.43	$17.43	$17.43	$17.43	$17.43	$17.32
North American Co. Life	7,977	$17.00	$17.00	$17.00	$17.43	$17.43	$17.43	$17.43	$17.43	$17.43	$17.43	$17.43	$17.43	$17.32
Akzo Nobel, Inc.	22,878	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.50	$25.50	$25.50	$25.13
Travis/Pederson & Assoc.	8,539	$24.50	$24.50	$24.50	$24.50	$24.50	$24.50	$24.50	$24.50	$24.50	$24.50	$25.00	$25.00	$24.58
Akzo Nobel, Inc.	33,630	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.50	$25.50	$25.50	$25.13
Akzo Nobel, Inc.	33,630	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00	$25.50	$25.50	$25.50	$25.13

The following table shows the division of expense responsibilities between the owner and tenants.

SUBJECT EXPENSE STRUCTURES

Space Type	Office		Office		Retail	
Lease Type	Triple Net		Gross		Triple Net	
	Owner	Tenant	Owner	Tenant	Owner	Tenant
Real Estate Taxes		X	X			X
Insurance		X	X			X
Utilities		X	X			X
Repairs/Maintenance		X	X			X
Cleaning/Janitorial		X	X			X
Grounds		X	X			X
Security		X	X			X
General/Administrative		X	X			X
Management		X	X			X

The GSA leases are all on a gross basis whereas the remaining tenants are on a triple net basis. Gross leases are not market standard in the Chicago CBD for Class A office; however, this structure is mandated by the GSA.

Major Tenants and Credit Evaluation

The following table summarizes the largest tenants in the subject.

MAJOR TENANTS

Tenant	Expiration Date	SF	% of Total	Cumulative % of Total
1 GSA	2012-2021	191,618	38%	38%
2 Akzo Nobel, Inc.	12/31/19	90,138	18%	56%
3 North American Co. Life	02/28/22	41,607	8%	64%
4 Institute of Food Technology	03/31/17	26,000	5%	70%
		349,363	70%	70%
		501,718		

GSA

The GSA provides workplaces by constructing, managing, and preserving government buildings and buy leasing and managing commercial real estate for its agencies. The GSA is the main body under which the US Government leases and manages properties in all US jurisdictions. The GSA tenants currently in the subject include: Internal Revenue Service (IRS); the Department of Justice (DOJ); the Bureau Alcohol, Tobacco, Firearms, and Explosives (ATF); and the Secret Service (SS). The IRS is responsible for tax collections as well as the enforcement of tax law. The DOJ is the primary criminal investigation and enforcement agency within the US. The ATF is a law enforcement agency within the US Department of Treasury. The ATF protects the citizens of the US against violent crimes, criminal organizations, the illegal use and trafficking of firearms, the illegal use and storage of explosives, acts of arson and bombings, acts of terrorism, and the illegal diversion of alcohol and tobacco products. The Secret Service is tasked with safeguarding the nation's financial infrastructure and payment systems as well as to protect the national leaders, visiting dignitaries, and heads of states, and National Special Security Events.

Akzo Nobel, Inc.

Akzo Nobel is one of the world's leading industrial companies with over 57,000 employees worldwide. Akzo Nobel's products include decorative paints, performance coatings, and specialty chemicals. In the United States, Akzo Nobel has 8,000 employees in 450 locations, 330 of these locations are Glidden Professional Centers. Akzo Nobel's decorative paints include Glidden Paints, the Freshaire Choice, Ralph Lauren Paint, Devoe, Flood, Sikkens, and Liquid Nails. Akzo Nobel's performance coatings businesses provide industrial customers with liquid and powder coatings for a wide range of OEM products made from wood, plastic, metal and concrete. Akzo Nobel's specialty chemicals division provides US customers with quality ingredients for life's essentials. These products are used in shampoos, nutritional supplements, paper, plastic, building materials, pharmaceuticals, and food.

Akzo Nobel reported 2011 revenue of €15,697 million up 7.22% from the 2010 revenue reported of € 14,640 million. Akzo Nobel also reported a 2011 net income of €1,796 million down 8.55% from 2010 net income of €1,964 million. Akzo Nobel is traded on the NYSE Euronext Amsterdam. Akzo Nobel has a current stock price of €44.23 per share. Fitch Ratings rates Akzo Nobel's long terms debt BBB+ with a stable outlook. Standard & Poor's rates Akzo Nobel's credit BBB+ with a stable outlook.

North American Co. Life

North American Company for Life and Health Insurance is a life and health insurance company striving to protect the policyholder's financial future. North American is an employee-owners company. North American is part of Sammons Financial Group, Inc. (SFG). Member companies of SFG offer a diverse portfolio of investment services, including life insurance, annuities, and securities. According to North American's 2010 annual report they have a credit rating of A+ from Standard and Poor's.

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Building: Congress Center
119301 525 W. Van Buren Street
Chicago, IL 60607
Report Date: 2/29/2012
Month: February 2012

Daymark Realty Advisors
RENT ROLL
Congress Center
CERTIFIED

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Unit	Tenant Name	Status	GLA SF	Lease Start	Lease End	Mo. Remain	Current Month Charges Date	Type	Rent	Ann. Rent	Per SF	Freq	Rent Increases Date	Amount	Ann. Per SF	Lease Type	Security Deposit	Comments
ANT	Abovenet Communications, INC	Current	0	01/01/11	12/31/13	22	01/01/11	Rent	1,000.00	12,000.00	0.00							
								Total	1,000.00	12,000.00	0.00							
100	Management Office	Current	1,291	01/01/03	01/31/03	-109										UNSP		
110	Bakery Garden Cafe	Current	1,221	11/01/05	10/31/15	44	11/01/11	Mo. Base Rent Charge	2,806.27	33,675.24	27.58					NNN	5,291.00	
							01/01/12	CAM Charge	717.19	8,606.28	7.05							
							01/01/12	Insurance Charge	20.77	249.24	0.20							
							01/01/12	Monthly Property Tax	657.59	7,891.08	6.46							
								Total	4,201.82	50,421.84	41.30							
125	Gateway News Stand	Current	600	12/01/02	03/31/13	13	12/01/07	Mo. Base Rent Charge	2,012.50	24,150.00	40.25		04/01/13	2,012.50	40.25	NNN	7,000.00	
							01/01/12	CAM Charge	352.43	4,229.16	7.05							
							01/01/12	Insurance Charge	10.21	122.52	0.20							
							01/01/12	Monthly Property Tax	323.14	3,877.68	6.46							
								Total	2,698.28	32,379.36	53.97							
200	National Railroad Passenger	Inactive	33,629	01/01/02	12/31/11	-2	01/01/12	Mo. Base Rent Charge	73,563.44	882,761.28	26.25					NNN		
							06/01/08	Monthly Elec Reimbursm	720.00	8,640.00	0.26							
							01/01/02	Parking Income	1,200.00	14,400.00	0.43							
								Total	75,483.44	905,801.28	26.94							
300	National Railroad Passenger	Inactive	14,323	01/01/02	12/31/11	-2	01/01/12	Mo. Base Rent Charge	31,331.56	375,978.72	26.25					NNN		
								Total	31,331.56	375,978.72	26.25							
320	Towers Watson & Co.	Current	3,586	06/01/07	11/30/12	9	06/01/11	Mo. Base Rent Charge	5,717.77	68,613.24	19.13		06/01/12	5,889.31	19.71	NNN	20,165.27	
							01/01/12	CAM Charge	2,103.22	25,238.64	7.04		12/01/12	5,889.31	19.71			
							01/01/12	Insurance Charge	60.91	730.92	0.20							
							01/01/12	Monthly Property Tax	1,928.42	23,141.04	6.45							
								Total	9,810.32	117,723.84	32.83							
350	RLI Ins Co.	Current	15,383	05/01/03	10/31/18	80	11/01/11	Mo. Base Rent Charge	23,766.74	285,200.88	18.54		11/01/12	24,484.61	19.10	NNN	24,356.42	
							01/01/12	CAM Charge	9,035.71	108,428.52	7.05		11/01/13	25,215.30	19.67			
							01/01/12	Insurance Charge	261.67	3,140.04	0.20		11/01/14	25,971.63	20.26			
							01/01/12	Monthly Property Tax	8,284.78	99,417.36	6.46		11/01/15	26,753.60	20.87			
								Total	41,348.90	496,186.80	32.26		11/01/16	27,548.39	21.49			
													11/01/17	28,381.64	22.14			
400	GSA / IRS GS-05B-17795	Current	28,680	04/01/11	03/31/21	109	04/01/11	Mo. Base Rent Charge	75,324.60	903,895.20	32.19		04/01/12	76,354.20	32.63	Gross		
							02/01/12	Rent Concession	-22,955.40	-275,464.80	-9.81		04/01/13	77,407.20	33.08			
								Total	52,369.20	628,430.40	22.38		04/01/14	78,483.60	33.54			
													04/01/15	79,583.40	34.01			
													04/01/16	80,730.00	34.50			
													04/01/17	81,876.60	34.99			
													04/01/18	80,285.40	34.31			
													04/01/19	81,525.60	34.84			
													04/01/20	82,765.80	35.37			
													07/01/12	-11,758.50	-5.03			

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Building: Congress Center
119301 525 W. Van Buren Street
Chicago, IL 60607
Report Date: 2/29/2012
Month: February 2012

Daymark Realty Advisors
RENT ROLL
Congress Center
CERTIFIED

Page: 282
Date: 2/29/2012
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Unit	Tenant Name	Status	GLA SF	Lease Start	Lease End	Mo. Remain	Current Month Charges Date	Type	Rent	Ann. Rent	Per SF	Freq	Rent Increases Date	Amount	Ann. Per SF	Lease Type	Security Deposit	Comments
450	Vacant		5,393			0												
500	GSA/DOJ	Executed	33,473	11/01/11	10/31/21	116												
600	GSA/ATF	Current	33,260	03/01/03	02/28/13	12	03/01/11	Mo. Base Rent Charge	129,464.55	1,553,574.60	46.71		03/01/12	131,820.47	47.56	Gross		
							09/01/08	Property Tax (Annual)	0.00	0.00	0.00	Ani	03/01/13	131,820.47	47.56			
								Total	129,464.55	1,553,574.60	46.71							
700	GSA/SS	Current	9,680	04/26/02	04/25/12	2	04/26/11	Mo. Base Rent Charge	38,824.87	465,898.44	48.13		04/26/12	38,824.87	48.13	GROSS		
							04/26/02	Miscellaneous Income	1,968.50	23,622.00	2.44		04/26/12	4,230.50	5.24			
							04/01/08	Parking Income	4,230.50	50,766.00	5.24							
							09/01/08	Property Tax (Annual)	0.00	0.00	0.00	Ani						
								Total	45,023.87	540,286.44	55.81							
701	GSA/DOJ	Current	16,607	11/01/11	10/31/21	116												
702	Vacant		59			0												
710	GSA/ATF	Current	3,998	03/01/03	02/28/13	12	03/01/11	Mo. Base Rent Charge	15,562.22	186,746.64	46.71		03/01/12	15,845.41	47.56	Gross		
								Total	15,562.22	186,746.64	46.71		03/01/13	15,845.41	47.56			
800	GSA/SS	Current	33,260	04/26/02	04/25/12	2	04/26/11	Mo. Base Rent Charge	133,400.32	1,600,803.84	48.13		04/26/12	133,400.32	48.13	GROSS		
								Total	133,400.32	1,600,803.84	48.13							
900	GSA/SS	Current	33,260	04/26/02	04/25/12	2	04/26/11	Mo. Base Rent Charge	133,400.32	1,600,803.84	48.13		04/26/12	133,400.32	48.13	GROSS		
								Total	133,400.32	1,600,803.84	48.13							
1000	Institute of Food Technology	Current	26,000	04/01/02	03/31/17	61	04/01/11	Mo. Base Rent Charge	56,333.33	675,999.96	26.00		04/01/12	57,416.67	26.50	NNN		
							01/01/12	CAM Charge	15,271.96	183,263.52	7.05		04/01/13	58,500.00	27.00		LOC: 49,820.00	
							06/01/08	Monthly Elec Reimbursm	300.00	3,600.00	0.14		04/01/14	59,583.33	27.50			
							01/01/12	Insurance Charge	442.27	5,307.24	0.20		04/01/15	60,666.67	28.00			
							01/01/12	Monthly Property Tax	14,002.76	168,033.12	6.46		04/01/16	61,750.00	28.50			
								Total	86,350.32	1,036,203.84	39.85		04/01/17	61,750.00	28.50			
1010	Vacant		6,796			0												
1100	North American Co. Life and He	Current	33,630	03/01/02	02/28/12	0	03/01/11	Mo. Base Rent Charge	71,463.75	857,565.00	25.50		03/01/12	71,463.75	25.50	NNN		
							01/01/12	CAM Charge	28,445.87	341,350.44	10.15							
							02/11/11	Monthly Elec Reimbursm	1,200.00	14,400.00	0.43							
							01/01/12	Insurance Charge	843.91	10,126.92	0.30							
							01/01/12	Monthly Property Tax	26,718.95	320,627.40	9.53							
							03/01/02	Parking Income	1,440.00	17,280.00	0.51							
								Total	130,112.48	1,561,349.76	46.43							
1200	North American Co. Life and He	Current	33,630	03/01/02	02/28/22	120	07/01/11	Mo. Base Rent Charge	47,642.50	571,710.00	17.00		07/01/12	23,986.84	8.56			
							07/01/11	Rent Concession	-47,642.50	-571,710.00	-17.00		07/01/12	711.62	0.25			
								Total	0.00	0.00	0.00		07/01/12	48,847.58	17.43			
													07/01/13	50,445.00	18.00			
													07/01/14	51,846.25	18.50			
													07/01/15	53,247.50	19.00			
													07/01/16	54,648.75	19.50			
													07/01/17	56,050.00	20.00			
													07/01/18	57,451.25	20.50			
													07/01/19	58,852.50	21.00			

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SAC(LOOPER)001172

Building: 119301 Congress Center
525 W. Van Buren Street
Chicago, IL 60607
Report Date: 2/29/2012
Month: February 2012

Daymark Realty Advisors
RENT ROLL
Congress Center
CERTIFIED

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Unit	Tenant Name	Status	GLA SF	Lease Start	Lease End	Mo. Remain	Current Month Charges Date	Type	Rent	Ann. Rent	Per SF	Freq	Rent Increases Date	Amount	Ann. Per SF	Lease Type	Security Deposit	Comments
													07/01/20	60,253.75	21.50			
													07/01/21	61,655.00	22.00			
													07/01/12	22,530.63	8.04			
																NNN		
1300	North American Co. Life and He	Current	7,977	03/01/02	02/28/22	120	07/01/11	Mo. Base Rent Charge	11,300.75	135,609.00	17.00		07/01/12	11,586.60	17.43	NNN		
							07/01/11	Rent Concession	-11,300.75	-135,609.00	-17.00		07/01/13	11,965.50	18.00			
								Total	0.00	0.00	0.00		07/01/14	12,020.38	18.08			
													07/01/15	12,630.25	19.00			
													07/01/16	12,962.63	19.50			
													07/01/17	13,295.00	20.00			
													07/01/18	13,627.38	20.50			
													07/01/19	13,959.75	21.00			
													07/01/20	14,292.13	21.50			
													07/01/21	14,624.50	22.00			
1310	Vacant		6,594			0												
1325	Vacant		2,251			0												
1350	North American Co. Life and He	Current	16,808	06/02/11	02/29/12	0	07/01/11	Mo. Base Rent Charge	35,717.00	428,604.00	25.50							
								Total	35,717.00	428,604.00	25.50							
1402	Vacant		2,252			0												
1410	Akzo Nobel, Inc.	Current	22,878	01/01/04	12/31/19	94	01/01/12	Mo. Base Rent Charge	47,662.50	571,950.00	25.00		03/01/12	53,119.13	27.86	NNN		Gross Rent abatement for CAm, Insurance and Tax not
							06/01/08	Monthly Elec Reimbursm	600.00	7,200.00	0.31		03/01/12	1,538.31	0.81			included for years 2011-2013
							02/01/04	Parking Income	300.00	3,600.00	0.16		01/01/13	48,615.75	25.50			
							01/01/12	Rent Concession	-47,662.50	-571,950.00	-25.00		01/01/14	41,943.00	22.00			
								Total	900.00	10,800.00	0.47		01/01/15	42,896.25	22.50			
													01/01/16	43,849.50	23.00			
													01/01/17	44,802.75	23.50			
													01/01/18	45,756.00	24.00			
													01/01/19	46,709.25	24.50			
													03/01/12	48,704.56	25.55			
													01/01/13	-48,615.75	-25.50			
1450	Travis/Pederson and Associates	Current	8,539	02/01/04	01/31/14	23	02/01/12	Mo. Base Rent Charge	17,433.79	209,205.48	24.50		02/01/13	17,789.58	25.00	NNN		Per Lease Admin. LOC we hold 47,000.00 but required
							01/01/12	CAM Charge	4,896.06	58,752.72	6.88		02/01/14	17,789.58	25.00	LOC:	0.00	only 45,000.00.
							01/01/12	Insurance Charge	145.25	1,743.00	0.20							
							01/01/12	Monthly Property Tax	4,598.83	55,185.96	6.46							
								Total	27,073.93	324,887.16	38.05							

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Building: Congress Center
119301 S25 W. Van Buren Street
Chicago, IL 60607
Report Date: 2/29/2012
Month: February 2012

Daymark Realty Advisors
RENT ROLL
Congress Center
CERTIFIED

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Unit	Tenant Name	Status	GLA SF	Lease Start	Lease End	Mo. Remain	Current Month Charges Date	Type	Rent	Ann. Rent	Per SF	Freq	Rent Increases Date	Amount	Ann. Per SF	Lease Type	Security Deposit	Comments
1500	Akzo Nobel, Inc.	Current	33,630	01/01/04	12/31/19	94	01/01/12	Mo. Base Rent Charge	70,062.50	840,750.00	25.00		01/01/13	71,463.75	25.50	NNN		
							01/01/12	Rent Concession	-70,062.50	-840,750.00	-25.00		01/01/14	61,655.00	22.00			
								Total	0.00	0.00	0.00		01/01/15	63,056.25	22.50			
													01/01/16	64,457.50	23.00			
													01/01/17	65,858.75	23.50			
													01/01/18	67,260.00	24.00			
													01/01/19	68,661.25	24.50			
													01/01/13	-71,463.75	-25.50			
1600	Akzo Nobel, Inc.	Current	33,630	01/01/04	12/31/19	94	01/01/12	Mo. Base Rent Charge	70,062.50	840,750.00	25.00		01/01/13	71,463.75	25.50	NNN		
							01/01/12	Rent Concession	-70,062.50	-840,750.00	-25.00		01/01/14	61,655.00	22.00			
								Total	0.00	0.00	0.00		01/01/15	63,056.25	22.50			
													01/01/16	64,457.50	23.00			
													01/01/17	65,858.75	23.50			
													01/01/18	67,260.00	24.00			
													01/01/19	68,661.25	24.50			
													01/01/13	-71,463.75	-25.50			
ROOF	Simplex Investments	Inactive	0	05/01/06	02/29/12	0	05/01/11	Rent	1,092.73	13,112.76	0.00		03/01/12	1,092.73	0.00	LIC		
								Total	1,092.73	13,112.76	0.00							
DROP BOX	United Parcel Service	Current	0	06/01/02	05/31/99	1,047	10/01/10	Mo. Base Rent Charge	27.50	330.00	0.00					LIC		
								Total	27.50	330.00	0.00							
MEZAKZO	Akzo Nobel, Inc.	Current	816	01/01/04	12/31/13	22	01/01/12	Storage Rent Charge	1,156.00	13,872.00	17.00		01/01/13	1,190.00	17.50	STO		
								Total	1,156.00	13,872.00	17.00		01/01/14	1,190.00	17.50			
MEZAMTRK	National Railroad Passenger	Inactive	1,813	05/01/02	12/31/11	-2	01/01/12	Storage Rent Charge	3,323.83	39,885.96	22.00					STO		
								Total	3,323.83	39,885.96	22.00							
MEZZ	Vacant		10,344			0												
Mezzanine	Vacant		5,200			0												
PARKING	National Railroad Passenger	Inactive	0	02/01/09	12/31/99	M-T-M												
SQFTADJ	Square Footage Adjustment		4,893			0												

TOTAL	Square Footage	
Occupied:	431,237	82.95%
* Leased/Unoccupied:	0	0.00%
Vacant:	88,654	17.05%
Total Building:	**519,891**	**100.00%**
Sq Footage Adjustment	4,893	
Total Bldg @ Acquisition:	524,784	

Charge Summary	
CAM Charge	60,822.44
Rent - Air Space Antenni	2,092.73
Monthly Elec Reimbursm	2,820.00
Insurance Charge	1,784.99
Miscellaneous Income	1,968.50
Mo. Base Rent Charge	1,092,881.28
Monthly Property Tax	56,514.47
Parking Income - Other	7,170.50
Rent Concession	-269,686.15
Storage Rent Charge	4,479.83
Property Tax (Annual)	0.00

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SAC(LOOPER)001174

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Building: Congress Center
119301 525 W. Van Buren Street
Chicago, IL 60607
Report Date: 2/29/2012
Month: February 2012

Daymark Realty Advisors
RENT ROLL
Congress Center
CERTIFIED

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Unit	Tenant Name	Status	GLA SF	Lease Start	Lease End	Mo. Remain	Current Month Charges Date	Type	Rent	Ann. Rent	Per SF	Freq	Rent Increases Date	Amount	Ann. Per SF	Lease Type	Security Deposit	Comments
								Total	960,848.59									

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SAC(LOOPER)001175

Property: Congress Center

Report Date: 2/29/2012
Month: February 2012

Daymark Realty Advisors
RENT ROLL
Congress Center
CERTIFIED

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Date: 2/29/2012
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Unit	Tenant Name	Status	GLA SF	Lease Start	Lease End	Mo. Remain	Current Month Charges Date	Type	Rent	Ann. Rent	Per SF	Freq	Rent Increases Date	Amount	Ann. Per SF	Lease Type	Security Deposit	Comments

TOTAL	Square Footage	
Occupied:	431,237	82.95%
Leased/Unoccupied:	0	0.00%
Vacant:	88,654	17.05%
Total Building:	**519,891**	**100.00%**
Sq Footage Adjustment	4,893	
Total Bldg @ Acquisition:	524,784	

Charge Summary	
CAM Charge	60,822.44
Rent - Air Space Antenn	2,092.73
Monthly Elec Reimbursr	2,820.00
Insurance Charge	1,784.99
Miscellaneous Income	1,968.50
Mo. Base Rent Charge	1,092,881.28
Monthly Property Tax	56,514.47
Parking Income - Other	7,170.50
Rent Concession	-269,686.15
Storage Rent Charge	4,479.83
Property Tax (Annual)	0.00
Total	960,849.59

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SAC(LOOPER)001176

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ARGUS

Congress Center
525 W. Van Buren
Chicago, IL 60607

Software : ARGUS Ver. 15.0.1.26
File : 107-2012-0308
Property Type : CBD
Portfolio :
Date : 4/4/12
Time : 13:44
Ref# : AMJ
Page : 2

Presentation Rent Roll & Current Term Tenant Summary
As of Apr-2012 for 501,718 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	Commssns Rate Amount	Assumption about subsequent terms for this tenant
GSA/ATF Office, Suite: 710 Mar-2003 to Feb-2013 120 Months	3,998 0.80%	$46.71 $186,747 $3.89 $15,562	Mar-2012	$47.56	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Office Renewal
GSA/SS Office, Suite: 800 May-2002 to Apr-2012 120 Months	33,260 6.63%	$48.13 $1,600,804 $4.01 $133,400	-	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Office Renewal
GSA/SS Office, Suite: 900 May-2002 to Apr-2012 120 Months	33,260 6.63%	$48.13 $1,600,804 $4.01 $133,400	-	-	-	-	-	Full Service: Pays no expense reimbursement.	-	-	Market See assumption: Office Renewal
Institute of Food Tec Office, Suite: 1000 Apr-2002 to Mar-2017 180 Months	26,000 5.18%	$26.00 $676,000 $2.17 $56,333	Apr-2012 Apr-2013 Apr-2014 Apr-2015 Apr-2016	$26.50 $27.00 $27.50 $28.00 $28.50	-	-	-	Net: Pays a full pro-rata share of all reimbursable expenses.	-	-	Market See assumption: Office Renewal
North American Co. Li Office, Suite: 1200 Mar-2002 to Feb-2022 240 Months	33,630 6.70%	$0.00 $0 $0.00 $0	Jul-2011 Jul-2012 Jul-2013 Jul-2014 Jul-2015 Jul-2016 Jul-2017 Jul-2018 Jul-2019 Jul-2020 Jul-2021	$17.00 $17.43 $18.00 $18.50 $19.00 $19.50 $20.00 $20.50 $21.00 $21.50 $22.00	-	1-12	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	-	-	Market See assumption: Office Renewal
North American Co. Li Office, Suite: 1300 Mar-2002 to Feb-2022 240 Months	7,977 1.59%	$0.00 $0 $0.00 $0	Jul-2011 Jul-2012 Jul-2013 Jul-2014 Jul-2015 Jul-2016 Jul-2017 Jul-2018 Jul-2019 Jul-2020 Jul-2021	$17.00 $17.43 $18.00 $18.08 $19.00 $19.50 $20.00 $20.50 $21.00 $21.50 $22.00	-	1-12	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	-	-	Market See assumption: Office Renewal
Akzo Nobel, Inc. Office, Suite: 1410 Jan-2004 to Dec-2019 192 Months	22,878 4.56%	$25.00 $571,950 $2.08 $47,663	Jan-2013 Jan-2014 Jan-2015 Jan-2016 Jan-2017 Jan-2018 Jan-2019	$25.50 $22.00 $22.50 $23.00 $23.50 $24.00 $24.50	-	85-120	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	-	-	Market See assumption: Office Renewal
Travis/Pederson & Ass Office, Suite: 1450 Feb-2004 to Jan-2014 120 Months	8,539 1.70%	$24.50 $209,206 $2.04 $17,434	Feb-2013	$25.00	-	-	-	Net: Pays a full pro-rata share of all reimbursable expenses.	-	-	Market See assumption: Office Renewal

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ARGUS Software

Congress Center
525 W. Van Buren
Chicago, IL 60607

Software : ARGUS Ver. 15.0.1.26
File : 107-2012-0308
Property Type : CBD
Portfolio :
Date : 4/4/12
Time : 13:44
Refl# : AMJ
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Presentation Rent Roll & Current Term Tenant Summary
As of Apr-2012 for 501,718 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	Commssns Rate Amount	Assumption about subsequent terms for this tenant
Akzo Nobel, Inc. Office, Suite: 1500 Jan-2004 to Dec-2019 192 Months	33,630 6.70%	$25.00 $840,750 $2.08 $70,063	Jan-2013 Jan-2014 Jan-2015 Jan-2016 Jan-2017 Jan-2018 Jan-2019	$25.50 $22.00 $22.50 $23.00 $23.50 $24.00 $24.50	-	85-120	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	-	-	Market See assumption: Office Renewal
Akzo Nobel, Inc. Office, Suite: 1600 Jan-2004 to Dec-2019 192 Months	33,630 6.70%	$25.00 $840,750 $2.08 $70,063	Jan-2013 Jan-2014 Jan-2015 Jan-2016 Jan-2017 Jan-2018 Jan-2019	$25.50 $22.00 $22.50 $23.00 $23.50 $24.00 $24.50	-	85-120	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	-	-	Market See assumption: Office Renewal
Vacant #200 Office, Suite: Mo 22 Jan-2014 to Dec-2018 60 Months	33,629 6.70%	$20.30 $682,689 $1.69 $56,889	Jan-2015 Jan-2016 Jan-2017 Jan-2018	$20.91 $21.54 $22.18 $22.85	-	1-5	100%	Net: Pays a full pro-rata share of all reimbursable $ expenses.	$30.05 1,212,325	$5.96 6.00% $200,396	Market See assumption: Office Renewal
Vacant #300 Office, Suite: Mo 28 Jul-2014 to Jun-2019 60 Months	14,323 2.85%	$20.91 $299,480 $1.74 $24,957	Jul-2015 Jul-2016 Jul-2017 Jul-2018	$21.54 $22.18 $22.85 $23.53	-	1-4	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	$37.13 $531,834	$6.24 6.00% $89,409	Market See assumption: Office Renewal
Vacant #450 Office, Suite: Mo 4 Jul-2012 to Jun-2017 60 Months	5,393 1.07%	$20.00 $107,860 $1.67 $8,988	Jul-2013 Jul-2014 Jul-2015 Jul-2016	$20.60 $21.22 $21.85 $22.51	-	1-5	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	$35.00 $188,755	$5.87 6.00% $31,662	Market See assumption: Office Renewal
Vacant #702 Office, Suite: Mo 121 Apr-2022 to Mar-2027 60 Months	59 0.01%	$26.49 $1,563 $2.21 $130	Apr-2023 Apr-2024 Apr-2025 Apr-2026	$27.28 $28.10 $28.94 $29.81	-	1	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	$47.03 $2,775	$8.31 6.00% $490	Market See assumption: Office Renewal
Vacant #1010 Office, Suite: Mo 25 Apr-2014 to Mar-2019 60 Months	6,796 1.35%	$20.91 $142,098 $1.74 $11,841	Apr-2015 Apr-2016 Apr-2017 Apr-2018	$21.54 $22.18 $22.85 $23.53	-	1-5	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	$53.05 $360,494	$8.14 6.00% $41,712	Market See assumption: e Renewal Shell
Vacant #1100 Office, Suite: Mo 34 Jan-2015 to Dec-2019 60 Months	33,630 6.70%	$20.91 $703,170 $1.74 $58,597	Jan-2016 Jan-2017 Jan-2018 Jan-2019	$21.54 $22.18 $22.85 $23.53	-	1-4	100%	Net: Pays a full pro-rata share of all reimbursable $ expenses.	$37.13 1,248,732	$6.24 6.00% $209,930	Market See assumption: Office Renewal
Vacant #1350 Office, Suite: Mo 16 Jul-2013 to Jun-2018 60 Months	16,808 3.35%	$20.30 $341,202 $1.69 $28,434	Jul-2014 Jul-2015 Jul-2016 Jul-2017	$20.91 $21.54 $22.18 $22.85	-	1-5	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	$36.05 $605,928	$5.96 6.00% $100,159	Market See assumption: Office Renewal
Vacant #1310 Office, Suite: Mo 7 Oct-2012 to Sep-2017 60 Months	6,594 1.31%	$20.00 $131,880 $1.67 $10,990	Oct-2013 Oct-2014 Oct-2015 Oct-2016	$20.60 $21.22 $21.85 $22.51	-	1-5	100%	Net: Pays a full pro-rata share of all reimbursable expenses.	$35.00 $230,790	$5.87 6.00% $38,713	Market See assumption: Office Renewal

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ARGUS Software

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ARGUS SOFTWARE

Congress Center
525 W. Van Buren
Chicago, IL 60607

Software : ARGUS Ver. 15.0.1.26
File : 107-2012-0308
Property Type : CBD
Portfolio :
Date : 4/4/12
Time : 13:44
Ref# : AMJ
Page : 6

Supporting Schedule -- Base Rent Abatements

For the Years Ending		Year 1 Mar-2013	Year 2 Mar-2014	Year 3 Mar-2015	Year 4 Mar-2016	Year 5 Mar-2017	Year 6 Mar-2018	Year 7 Mar-2019	Year 8 Mar-2020	Year 9 Mar-2021	Year 10 Mar-2022	Year 11 Mar-2023
Tenant	Suite											
Management Office	100											
Bakery Garden Cafe	110											
Gateway News Stand	125											
Towers Watson & Co.	320	5,977	23,907					14,065				
RLI Ins. Co.	350							60,335				
GSA/IRS	400										60,174	
GSA/DOJ	500										71,731	
GSA/ATF	600		281,324					130,459				
GSA/SS	700	80,667					55,292					
GSA/DOJ	701										35,588	
GSA/ATF	710		33,816					15,681				
GSA/SS	800	277,167					189,980					
GSA/SS	900	277,167					189,980					
Institute of Food Tech	1000						148,511					
North American Co. Lif	1200											
North American Co. Lif	1300											
Akzo Nobel, Inc.	1410	574,810	437,542							47,599		
Travis/Pederson & Asso	1450			59,514					34,497			
Akzo Nobel, Inc.	1500	844,954	643,174							69,968		
Akzo Nobel, Inc.	1600	844,954	643,174							69,968		
Vacant #200	Mo 22		170,667	113,778					135,857			
Vacant #300	Mo 28			99,827					57,863			
Vacant #450	Mo 4	44,942					30,805					
Vacant #702	Mo 121											130
Vacant #1010	Mo 25			59,207					27,455			
Vacant #1100	Mo 34			175,792	58,597					69,968		
Vacant #1350	Mo 16		142,168					65,925				
Vacant #1310	Mo 7	54,950					37,665					
Vacant #1325	Mo 10	11,255	7,503					8,829				
Vacant #1402	Mo 13		19,048					8,833				
Total Amount Per Year		3,016,843	2,402,323	508,118	58,597		652,233	304,121	255,672	257,503	167,493	130
Weighted Average Per SqF		6.01	4.79	1.01	0.12		1.30	0.61	0.51	0.51	0.33	

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ARGUS SOFTWARE

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