

Rent Comparison Grid

Comparable 1



Comparable 2



Comparable 3



Property Name Street Address City, State, Zip Code Tax Map No. Space Classification Occupancy Type Typical Rental Area Paid by Tenant Lease Effective Rate Lease Date	SERCO 405 Keystone Dr Cranberry Township, PA 15086 130-4F110-14C23-0000 B Warehouse/Office 148,000 NNN \$7.50 01/01/2010	Cargo Corporate Center 1120 Stevenson Mill Rd Moon Township, PA 15108 0806-H-00390 B . Triple Net \$8.00 .	Imperial Business Park 301-308 High Tech Dr Oakdale, PA 15071 . C Rentals \$7.50 To \$8.50+ Full Service Gross \$7.50 09/22/2009
	The subject contains 43,510 s.f. of warehouse space with 15% finished offices. It is currently designed to accommodate a single tenant.		When a comment is entered on an adjustment line that has a zero adjustment, the comment prints on the grid. This enables you to alert the reader that you have considered the item, but that no adjustment is warranted.
	Comparable 1 is a large warehouse building that is occupied by a single tenant.		Up to 12 line item adjustments can be made and quantitative adjustments can be made by percentage or dollar amount. Adjustmens can be displayed in color or black and white.

Adjustments

Age:	Similar	Similar	Similar
Other	Similar	Similar	Similar
Condition:	The adjustment recognizes that the space is rented to a single tenant on a long term basis	Similar	Similar
Topography/Utility:	20.00%	0.00%	0.00%
	Equal	Equal	Equal
	-10.00%	0.00%	0.00%
Utilities:	Paid by Tenant	Paid by Tenant	Paid by Tenant
Real Estate Taxes:	Paid by Tenant	Paid by Tenant	Paid by Tenant
Operating Expenses:	Paid by Tenant	Paid by Tenant	Paid by Tenant
Adj. Lease Effective Rate	\$8.25	\$8.00	\$7.50
Total Gross Adjustments	30.00%	0.00%	0.00%
Total Net Adjustments	10.00%	0.00%	0.00%

Above Percentages are provided as a guide and include a Time Adjustment, if applied. Percentages may not add up due to rounding and compounding.

Mean of Indicated Rentals \$7.92