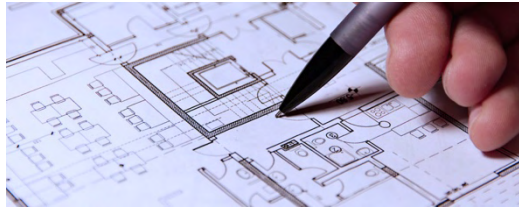


OFFICE RELOCATION TIMELINE



Summary Proposal Comparison

	Market Tower	Market Tower	J.F. Wild Building	IPL Building
Space	Floor 12th Floor / Suite TBD	Floor 12th Floor / Suite TBD	Floor 14th Floor / Suite 100	Floor 2nd Floor / Suite 200
Area	11,700 RSF / 12,542 RSF	11,700 RSF / 12,542 RSF	11,214 RSF / 12,422 RSF	17,208 RSF / 17,208 RSF
Term	9/1/2016 - 12/31/2021 (6 Months)	9/1/2016 - 12/31/2021 (6 Months)	9/1/2016 - 12/31/2023 (7.5 Months)	9/1/2016 - 9/30/2021 (5 Years)
Checkrate	9%	9%	9%	9%
CASH FLOW METRICS				
Total Cash Flow	1,205,744	1,004,041	2,007,333	1,756,378
Present Value	1,481,520	1,206,401	1,809,611	1,606,611
Average Cash Flow / Yr	200,923	167,334	267,889	284,436
Year 1 Cash Flow	261,151	218,166	330,158	348,766
Net Effective Rent / Yr	287,151	228,000	351,000	351,000
Proposed Effective Rent / Yr	315,870	274,000	383,889	383,889



Property Survey
2 weeks
Survey to identify suitable alternatives meeting the tenant's general and specific needs.

Property Tours
1 week
In-person tour of the properties from the survey, that seem to best meet the tenant's needs. The property tours should seldom include more than 10 properties and frequently include fewer.

Proposal Solicitation
2 weeks
Proposals will be solicited from the most suitable properties, which the tenant believes would best fit their needs.

Space Planning
3 weeks
Initial plan based upon the programming and discovery phase, identifying the improvements needed in each short listed building.

Revised Proposal Analysis
1 week

Lease Execution
0 weeks

Construction Permitting
4 weeks
Permitting with state and local government agencies.

Preoccupancy Tenant Fixturing
2 weeks
Period when tenant installs furniture, fixtures, and equipment (FF &E).

Construction
12 weeks

Move-In
0 Weeks

Space Programming and Discovery
4 Weeks

Proposal Analysis
1 week

Counter Proposal
1 week

Document Lease Review & Negotiation
3 weeks

Development of Construction Plans and Specifications (Based upon Space Planning)
2 weeks

Request for Proposal (RFP)
1 week

A complete objective and subjective review of the proposals solicited. Following the proposal analysis, either one or two buildings (short-list) will be selected for further negotiation.

A response to each of the short-list building proposals, which addresses specific items where further clarification is needed and/or where tenant seeks to improve lease terms. A few key points of the counter proposal include requiring the landlord to improve the office space per the plans developed in space planning at the landlord's cost (turn-key), improving the average effective rent the tenant will pay during the term of the lease, and any other items that the tenant and its advisor believe the market will bear. This back-and-forth negotiation may last for a few rounds of proposal revisions.

TOTAL DURATION: 37 WEEKS

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