

**Input Data Summary**  
 Capital Plaza  
 Office Lease Analysis Tenant

September 23, 2009  
 Investit Decisions  
 Lease Analysis Tenant Office

**Lease Analysis. Tenant Perspective**

**Note**

For information on Revenue, Expenses and Vacancy inputs and projections see the Revenue, Expense and Vacancy projection description reports.

**Project Information**

Analysis Period                    10 years  
 Starting date                    January Year 1

Building Area                    0 Sq. Ft  
 Office

    Rentable Area                0 Sq. Ft  
     Usable Area                 0 Sq. Ft  
     Add On Factor               0%

**Tenant Information**

Marginal Tax Rate               42.00%  
 Capital Gain. 0% added to income

Discount Rate

    Before Tax:                    13.00%  
     After Tax:                     7.54%

**Leasehold Improvements**

Total Invested in Year 1 is \$ 25,000

	CCA Class	Date	Amount	CCA Rate	First Year	Claim CCA in Last Year
No. 105 Leashold Improvements	Building	Jan, Year 1	\$ 15,000	4.00%	50.00%	Yes
No. 306 Leasehold Improvements	Building	Jan, Year 1	\$ 10,000	4.00%	50.00%	Yes

**Financing**

Leasehold Improvement Loan

Starts:                                January Year 1  
 Type:                                 Standard Mortgage

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Amount: \$ 35,000  
Interest Rate: Fixed  
Payment Frequency: Monthly  
Compounding Frequency: Semi-annually  
Addit. Payments/Borrowing: No  
Rounding: Up to Nearest Cent  
No of Terms: 1

Term	Time Period	Nominal Annual Interest Rate	Amortization
1	10 yrs & 0 mos	8.000%	10 yrs & 0 mos

**Lease Termination Information**

Termination Expenses

Cleanup and restoration costs \$ 10,000

Value of Leasehold improvements on termination of the Lease

No. 105 Leashold Improvements \$ 0

No. 306 Leasehold Improvement: \$ 0