



**Buy v Lease. Expense Calculations Yearly**  
 Cedar Plaza  
 Buy v Lease Analysis

September 23, 2009  
 Investit Decisions  
 Buy v Lease

Starting May	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>
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**BUY: EXPENSE CALCULATIONS**

Operating Costs	21,000	21,630	22,290	22,950	23,640	24,330	25,080	25,830	26,610	27,390
	<b>21,000</b>	<b>21,630</b>	<b>22,290</b>	<b>22,950</b>	<b>23,640</b>	<b>24,330</b>	<b>25,080</b>	<b>25,830</b>	<b>26,610</b>	<b>27,390</b>

**LEASE: EXPENSE CALCULATIONS**

Base Rent	51,000	51,000	51,000	51,000	51,000	59,130	59,130	59,130	59,130	59,130
Taxes, Insurance & Maintenance	18,000	18,540	19,110	19,680	20,250	20,880	21,480	22,140	22,800	23,490
Parking	4,320	4,450	4,584	4,720	4,863	5,008	5,158	5,314	5,472	5,636
	<b>73,320</b>	<b>73,990</b>	<b>74,694</b>	<b>75,400</b>	<b>76,113</b>	<b>85,018</b>	<b>85,768</b>	<b>86,584</b>	<b>87,402</b>	<b>88,256</b>