



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

September 23, 2009  
 Investit Decisions  
 Lease Analysis Landlord Office

**Lease Analysis. Landlord 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%

**Landlord Information**

Marginal Tax Rate	35.00%
Discount Rate	
Before Tax:	13.00%
After Tax:	8.45%

**Landlord Information**

Active Investor with no Loss limitation

Total Invested in Year 1 is \$ 73,000

	<u>Investment Type</u>	<u>Date</u>	<u>Amount</u>	<u>Recovery Period Years</u>
No. 105 Leasehold Improvements	Commercial Property. Straight Line	Jan, Year 1	\$ 55,000	39.00
No. 306 Leasehold Improvements	Commercial Property. Straight Line	Jan, Year 1	\$ 18,000	39.00

**Financing**



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**Improvement Loan**

Starts: January Year 1  
 Type: Standard Mortgage  
 Amount: \$ 55,000  
 Interest Rate: Fixed  
 Payment Frequency: Monthly  
 Compounding Frequency: Monthly  
 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

**Tenants Loan**

Tenant Loan  
 Starts: January Year 1  
 Type: Standard Mortgage  
 Amount: \$ 30,000  
 Interest Rate: Fixed  
 Payment Frequency: Monthly  
 Compounding Frequency: Monthly  
 Addit. Payments/Borrowing: No  
 Rounding: Up to Nearest Cent  
 No of Terms: 1

Term	Time Period	Nominal Annual Interest Rate	Amortization
1	5 yrs & 0 mos	10.000%	5 yrs & 0 mos

**Lease Termination Information**

Termination Expenses

Clean up and restoration costs \$ 25,000

Value of Leasehold improvements on termination of the Lease



No. 105 Leasehold Improvement: \$ 0  
No. 306 Leasehold Improvement: \$ 0

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