



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

September 23, 2009  
 Investit Decisions  
 Lease Analysis Tenant Office V2

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

**Leasehold Improvements**

Active Investor with no Loss limitation

Total Invested in Year 1 is \$ 10,000

	<u>Investment Type</u>	<u>Date</u>	<u>Amount</u>	<u>Recovery Period Years</u>
No. 105 Leashold Improvements	Commercial Property. Straight Line	Jan, Year 1	-	39.00
No. 306 Leasehold Improvements	Commercial Property. Straight Line	Jan, Year 1	\$ 10,000	39.00

**Financing**



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Leasehold Improvement Loan

Starts: January Year 1  
 Type: Standard Mortgage  
 Amount: \$ 35,000  
 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

**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