

## MODEL BUILDER

Realty Advisory Services Company

Step One: Input your variables below



Calculator Input Fields	Input Values
1 TOTAL BUILDING SQUARE FOOTAGE	6,500
2 BUILDING EFFICENCY FACTOR	1.000
3 RENTABLE SQUARE FEET OF SUITE	6,500
4 INITIAL LEASE RATE PSF	\$ 1.60
5 ANNUAL RENTAL INCREASES	2.50%
6 ALLOCATED MONTHS OF FREE RENT	2.00
7 INITIAL LEASE TERM IN YEARS	3.00
8 NPV RATE FOR RENT AND PARKING	5.00%
9 SECURITY DEPOSIT (% OF 1st. MO.)	110.00%
10 PARKING RATIO PER 1000 USF	3.8
11 RESERVED PARKING RATES	\$ 50.00
12 UNRESERVED PARKING RATES	\$ 10.00
13 RESERVED PARKING RATIO	10.00%
14 FREE PARKING IN MONTHS	12.00
15 ANNUAL INCREASE IN PARKING RATES	5.00%
16 LANDLORD T.I. ALLOCATION PUSF	\$ 3.00
17 TENANTS T.I. CONTRIBUTION PUSF	\$ 6.00
18 LANDLORD O.S.T.I. CONTRIBUTION PUSF	\$ 1.00
19 NPV RATE FOR OVER STANDARD T.I.	5.00%
20 ANNUAL BUILDING OEX/PSF	\$ 7.00
21 ESTIMATED OEX % INCREASE/YEAR	5.00%
22 ADDITIONAL LANDLORD CONTRIBUTIONS	\$ 10,000.00
23 ADDITIONAL TENANT CONTRIBUTIONS	\$ 5,000.00
24 START YEAR FOR LEASE	2022
25 START MONTH FOR LEASE	3
26 TRANSACTION FEE RATE	0.04

Step Two: View financial reports in tabs below

























## PROJECT WORKSHEET

<b>PREMISES</b>	1	TOTAL BUILDING SQUARE FOOTAGE	6,500
	2	BUILDING EFFICIENCY FACTOR	1.000
	3	USABLE PERCENTAGE OF PREMISES	100.00%
	4	RENTABLE SQUARE FEET OF PREMISES	6,500
	5	USABLE SQUARE FEET OF PREMISES	6,500
	6	PREMISES PERCENT OF TOTAL BUILDING	100.00%
<b>RENTAL</b>	7	INITIAL MONTHLY RENTAL RATE PSF	\$ 1.60
	8	ANNUAL RENTAL RATE PSF	\$ 19.20
	9	INITIAL MONTHLY RENTAL	\$ 10,400.00
	10	ALLOCATED FREE RENT	2.00
	11	INITIAL LEASE TERM IN YEARS	3.00
	12	INITIAL LEASE TERM IN MONTHS	36.00
	13	TOTAL VALUE OF FREE RENT	\$ 20,800.00
	14	VALUE OF FREE RENT PSF/TERM	\$ 0.089
	15	TOTAL VALUE OF RENT OVER THE TERM	\$ 363,038.00
	16	AVERAGE MARKET RENT OVER THE TERM/MO.	\$ 10,084.39
	17	ONE AVERAGE MONTH OF RENT = \$PFS/TERM	\$ 0.043
	18	AVERAGE MARKET RATE PSF/MO.	\$ 1.55
	19	NET PRESENT VALUE RATE FOR RENT	5.00%
	20	NET PRESENT VALUE OF TOTAL RENT	\$ 334,787.92
	21	SECURITY DEPOSIT	\$ 11,440.00
<b>PARKING</b>	22	TOTAL PARKING SPACES AVAILABLE	25
	23	RESERVED SPACES AVAILABLE	2
	24	UNRESERVED SPACES AVAILABLE	22
	25	INITIAL PARKING RATES PER SPACE/UNRESERVED	\$ 10.00
	26	INITIAL PARKING RATES PER SPACE/RESERVED	\$ 50.00
	27	ALLOCATED MONTHS OF FREE PARKING	12.00
	28	ANNUAL INCREASE OF PARKING RATES	5.00%
	29	TOTAL VALUE OF PARKING OVER TERM	\$ 8,932.01
	30	NET PRESENT VALUE OF PARKING OVER TERM	\$ 8,065.34
	31	INITIAL PARKING COSTS PER MONTH	\$ -
	32	TOTAL PARKING = \$PSF/TERM	\$ 0.038
	33	VALUE OF PARKING CONCESSION	\$ 4,149.60
	34	PARKING CONCESSION = \$PSF/TERM	\$ 0.018
	<b>IMPROVEMENTS</b>	35	LANDLORD T.I. ALLOCATION PUSF
36		TENANT T.I. ALLOCATION PUSF	\$ 6.00
37		TOTAL T.I. ALLOCATION PUSF	\$ 9.00
38		LANDLORD CONTRIBUTION	\$ 19,500.00
39		TENANT CONTRIBUTION	\$ 39,000.00
40		TOTAL T.I. CONTRIBUTION	\$ 58,500.00
41		LANDLORD O.S.T.I. PUSF	\$ 1.00
42		LANDLORD O.S.T.I.	\$ 6,500.00
43		AMORTIZATION RATE FOR O.S.T.I.	5.00%
44		AMORTIZATION PERIOD FOR O.S.T.I.	36.00
45		AMORTIZED O.S.T.I. PFS/MO.	\$ 194.81
46		ADDITIONAL RENT PER MONTH FOR O.S.T.I.	\$ 0.030
47		\$1.00 OF T.I. = \$/PSF/MO. AMORTIZED	\$ 0.030
<b>BUILDING EXPENSES</b>	48	ANNUAL BUILDING EXPENSES PSF	\$ 7.00

	49	MONTHLY BUILDING EXPENSES PSF	\$ 0.58
	50	ESTIMATED ANNUAL EXPENSE INCREASE	5.00%
	51	LANDLORD EXPENSES/TERM	\$ 136,500.00
	52	NPV OF LANDLORD EXPENSES/TERM	\$ 126,511.62
	53	TENANT EXPENSE OVERAGE/TERM	\$ 6,938.75
	54	NPV OF TENANT EXPENSE OVERAGE/TERM	\$ 6,215.47
<b>ADDITIONAL DOLLARS</b>	55	ADDITIONAL LANDLORD CONTRIBUTION	\$ 10,000.00
	56	ADDITIONAL LANDLORD CONTRIBUTION PSF/TERM	\$ 0.043
	57	ADDITIONAL L.L. CONTRIBUTION AMORTIZED PSF/TERM	\$ 0.046
	58	ADDITIONAL TENANT CONTRIBUTION	\$ 5,000.00
	59	ADDITIONAL TENANT CONTRIBUTION PSF/TERM	\$ 0.021
	60	TOTAL TRANSACTION FEE	\$ 14,521.52
	61	TRANSACTION FEE = \$/PSF/TERM	\$ 0.062







































RENTAL SCHEDULE

SQ. FT. OF SUITE	6,500																			
MONTHS OF TERM	12	24	36	48	60	72	84	96	108	120	132	144	156	168	180	192	204	216	228	240
LEASE RATE	\$ 1.60	\$ 1.64	\$ 1.68	\$ 1.72	\$ 1.77	\$ 1.81	\$ 1.86	\$ 1.90	\$ 1.95	\$ 2.00	\$ 2.05	\$ 2.10	\$ 2.15	\$ 2.21	\$ 2.26	\$ 2.32	\$ 2.38	\$ 2.43	\$ 2.50	\$ 2.56

RENTAL SCHEDULE		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
LEASE YEAR		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LEASE MONTH																					
1	1-Mar	\$ -	\$ 10,660.00	\$ 10,926.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	31-Mar	-	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	1-May	10,400.00	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	31-May	10,400.00	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	1-Jul	10,400.00	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	1-Aug	10,400.00	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	29-Aug	10,400.00	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	29-Sep	10,400.00	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	29-Oct	10,400.00	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	29-Nov	10,400.00	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	29-Dec	10,400.00	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	29-Jan	10,400.00	10,660.00	10,926.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ANNUAL RENT		104,000.00	127,920.00	131,118.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AVERAGE MONTHLY RATE		1.33	1.64	1.68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AVERAGE ANNUAL RATE		16.00	19.68	20.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CUMULATIVE RENT		\$ 104,000.00	\$ 231,920.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00	\$ 363,038.00
CUMULATIVE AVERAGE RENT		\$ 1.33	\$ 1.49	\$ 1.55	\$ 1.56	\$ 1.57	\$ 1.58	\$ 1.59	\$ 1.60	\$ 1.61	\$ 1.62	\$ 1.63	\$ 1.64	\$ 1.65	\$ 1.66	\$ 1.67	\$ 1.68	\$ 1.69	\$ 1.70	\$ 1.71	\$ 1.72

TOTAL RENT OVER THE TERM	\$ 363,038.00
AVERAGE RENT PER MONTH	\$ 10,084.99
AVERAGE RATE PER SQUARE FOOT	\$ 1.55

OPERATING EXPENSES	\$ 7.00
BASE YEAR	2022
ESTIMATED INCREASES	5.00%

ANNUAL PSP COST	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
MONTHLY PSP COST	0.58	0.61	0.64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LANDLORD CONTRIBUTION	45,500.00	45,500.00	45,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COVERAGE PER MONTH	-	0.03	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COVERAGE PER MONTH	-	189.58	388.65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COVERAGE PER YEAR	-	2,275.00	4,663.75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TENANTS EXPENSES	\$ 6,938.75
NPV OF TENANTS EXPENSES	\$ 62,215.47
LANDLORDS EXPENSES	\$ 136,500.00
NPV OF LANDLORDS EXPENSES	\$126,513.62





























## OVERVIEW

### TENANT COMPARISON

<u>SQUARE FEET</u>	<u>6,500</u>	TOTAL CASH VALUE OVER TERM	AVERAGE COST PSF OVER TERM	NET PRESENT VALUE 5.00%	
TOTAL VALUE OF RENT OVER THE TERM		\$ 363,038	\$1.55	\$ 334,788	
SECURITY DEPOSIT		\$ 11,440	\$0.05	\$ 11,440	
TOTAL COST OF PARKING OVER THE TERM		\$ 8,932	\$0.04	\$ 8,065	
TENANTS T.I. CONTRIBUTION		\$ 39,000	\$0.17	\$ 39,000	
TENANTS BUILDING EXPENSE OVERAGE		\$ 6,939	\$0.03	\$ 6,215	
ADDITIONAL TENANT CONTRIBUTION		\$ 5,000	\$0.02	\$ 5,000	
ADDITIONAL LANDLORD CONTRIBUTIONS		\$ (10,000)	-\$0.04	\$ (10,000)	
<b>TENANTS COMPARATIVE TOTAL COST</b>		<b>\$ 424,349</b>		<b>\$ 394,509</b>	
<b>TENANTS COMPARATIVE RATE PSF/MO</b>			<b>\$1.81</b>		<b>\$ 1.69</b>
<b>TENANTS COMPARATIVE RATE PSF/YR</b>			<b>\$21.76</b>		<b>\$20.23</b>

### LANDLORD COMPARISON

<u>SQUARE FEET</u>	<u>6,500</u>	TOTAL CASH VALUE OVER TERM	AVERAGE OVER TERM	NET PRESENT VALUE 5.00%	
TOTAL RENT REVENUE OVER THE TERM		\$ 363,038	\$1.55	\$ 334,788	
SECURITY DEPOSIT		\$ 11,440	\$0.05	\$ 11,440	
TOTAL PARKING REVENUE OVER THE TERM		\$ 8,932	\$0.04	\$ 8,065	
LANDLORD T.I. CONTRIBUTION		\$ (26,000)	-\$0.11	\$ (26,000)	
LANDLORD OPERATING EXPENSES OVER TERM		\$ (136,500)	-\$0.58	\$ (126,512)	
LANDLORD EXPENSE FEES		\$ (14,522)	-\$0.06	\$ (14,522)	
ADDITIONAL LANDLORD CONTRIBUTIONS		\$ (10,000)	-\$0.04	\$ (10,000)	
<b>LANDLORDS COMPARATIVE TOTAL REVUNUE</b>		<b>\$ 196,388</b>		<b>\$ 177,260</b>	
<b>LANDLORDS COMPARATIVE RATE PSF/MO</b>			<b>\$0.84</b>		<b>\$ 0.76</b>
<b>LANDLORDS COMPARATIVE RATE PSF/YR</b>			<b>\$10.07</b>		<b>\$9.09</b>





































