

Absorption and Resale

Time-Limited Academic Demo

Rental Absorption

Enter Monthly Gross Scheduled Income as ...

- Dollars per Unit per Month
 Dollars per Square Foot per Month
 Dollars per Square Foot per Year

Monthly Rental Absorption by Unit Type

		01-2014	02-2014	03-2014	04-2014	05-2014	06-2014	07-2014	08-2014	09-2014	10-2014	11-2014
Small Office	Total	1	2	3	4	5	6	7	8	9	10	11
Number of Units Begun	10	0	0	0	0	0	0	0	0	0	0	10
Average Construction Cost per Unit		198,418	198,418	198,418	198,418	198,418	198,418	198,418	198,418	198,418	198,418	198,418
Total Construction Cost	1,984,180	0	0	0	0	0	0	0	0	0	0	99,209
Number of Units Available for Rent		0	0	0	0	0	0	0	0	0	0	0
Percentage of Available Units Rented		30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
Minimum Number of Available Units Rented		1	1	1	1	1	1	1	1	1	1	1
Number of New Units Rented	10	0	0	0	0	0	0	0	0	0	0	0
Cumulative Number of Units Rented		0	0	0	0	0	0	0	0	0	0	0
Gross Scheduled Income, \$/unit/month		4,533	4,533	4,533	4,533	4,533	4,533	4,533	4,533	4,533	4,533	4,533
Gross Scheduled Income, \$/SF/month		2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83
Gross Scheduled Income, \$/SF/year		34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00
Gross Scheduled Income, Total		0	0	0	0	0	0	0	0	0	0	0
Large Office	Total	1	2	3	4	5	6	7	8	9	10	11
Number of Units Begun	5	0	0	0	0	0	0	0	0	0	0	5
Average Construction Cost per Unit		329,340	329,340	329,340	329,340	329,340	329,340	329,340	329,340	329,340	329,340	329,340
Total Construction Cost	1,646,700	0	0	0	0	0	0	0	0	0	0	82,335
Number of Units Available for Rent		0	0	0	0	0	0	0	0	0	0	0
Percentage of Available Units Rented		30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
Minimum Number of Available Units Rented		1	1	1	1	1	1	1	1	1	1	1
Number of New Units Rented	5	0	0	0	0	0	0	0	0	0	0	0
Cumulative Number of Units Rented		0	0	0	0	0	0	0	0	0	0	0
Gross Scheduled Income, \$/unit/month		7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800
Gross Scheduled Income, \$/SF/month		2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79
Gross Scheduled Income, \$/SF/year		33.43	33.43	33.43	33.43	33.43	33.43	33.43	33.43	33.43	33.43	33.43
Gross Scheduled Income, Total		0	0	0	0	0	0	0	0	0	0	0

Leasing Costs, Monthly

Unit Type	% Lease Commission	Length of Lease Period (years)	01-2014	02-2014	03-2014	04-2014	05-2014	06-2014	07-2014	08-2014	09-2014	10-2014	11-2014
			Small Office	7.00%	3	0	0	0	0	0	0	0	0
Large Office	7.00%	3	0	0	0	0	0	0	0	0	0	0	
Total			1	2	3	4	5	6	7	8	9	10	11
Total Leasing Commissions		212,524	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Leasing Costs		0	0	0	0	0	0	0	0	0	0	0	0
Total Leasing Costs		212,524	0	0	0	0	0	0	0	0	0	0	0

Miscellaneous Income, Vacancy and Operating Expenses

	01-2014	02-2014	03-2014	04-2014	05-2014	06-2014	07-2014	08-2014	09-2014	10-2014	11-2014
	1	2	3	4	5	6	7	8	9	10	11
Miscellaneous Income	0	0	0	0	0	0	0	0	0	0	0
% Vacancy and Credit Loss Allowance	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Operating Expenses											
Accounting	0	0	0	0	0	0	0	0	0	0	0
Advertising	0	0	0	0	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0	0	0	0	0
Lawn/Snow	0	0	0	0	0	0	0	0	0	0	0
Legal	0	0	0	0	0	0	0	0	0	0	0
Maintenance	0	0	0	0	0	0	0	0	0	0	0
Management	0	0	0	0	0	0	0	0	0	0	0
Taxes	0	0	0	0	0	0	0	0	0	0	0
Trash Removal	0	0	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0	0	0

Resale or Valuation

Estimate resale price or market value

by cap. rate
 User-specified amount
 by \$ per SF
 Total Project Cost Overall 8,063,904
Resale amount selected 9,059,647

Resale or valuation in month number ...
 Month of resale or valuation 04-2016
 Escrow and legal costs (% of resale amount)
 Title insurance (% of resale amount)
 Sales commission (% of resale amount)

New Permanent Financing

New Permanent Financing Amount

% of resale price
 Development loan balance + land loan amount 4,988,123
 User-specified amount
Amount selected 6,794,735

Term in years
 Number of points
 Closing costs
 Annual interest rate

You have chosen to secure \$6,794,735 in new permanent financing.

Absorption and Resale

Rental Absorption

Enter Monthly Gross Scheduled Income as ...

- Dollars per Unit per Month
 Dollars per Square Foot per Month
 Dollars per Square Foot per Year

Monthly Rental Absorption by Unit Type

		12-2014	01-2015	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015
Small Office	Total	12	13	14	15	16	17	18	19	20	21	22
Number of Units Begun	10	0	0	0	0	0	0	0	0	0	0	0
Average Construction Cost per Unit		198,418	198,418	198,418	198,418	198,418	198,418	198,418	198,418	198,418	198,418	198,418
Total Construction Cost	1,984,180	138,893	158,734	178,576	198,418	218,260	218,260	198,418	178,576	158,734	138,893	99,209
Number of Units Available for Rent		0	0	0	0	0	0	0	0	0	0	0
Percentage of Available Units Rented		30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
Minimum Number of Available Units Rented		1	1	1	1	1	1	1	1	1	1	1
Number of New Units Rented	10	0	0	0	0	0	0	0	0	0	0	0
Cumulative Number of Units Rented		0	0	0	0	0	0	0	0	0	0	0
Gross Scheduled Income, \$/unit/month		4,533	4,533	4,533	4,533	4,533	4,533	4,533	4,533	4,533	4,533	4,533
Gross Scheduled Income, \$/SF/month		2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83
Gross Scheduled Income, \$/SF/year		34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00
Gross Scheduled Income, Total		0	0	0	0	0	0	0	0	0	0	0
Large Office	Total	12	13	14	15	16	17	18	19	20	21	22
Number of Units Begun	5	0	0	0	0	0	0	0	0	0	0	0
Average Construction Cost per Unit		329,340	329,340	329,340	329,340	329,340	329,340	329,340	329,340	329,340	329,340	329,340
Total Construction Cost	1,646,700	115,269	131,736	148,203	164,670	181,137	181,137	164,670	148,203	131,736	115,269	82,335
Number of Units Available for Rent		0	0	0	0	0	0	0	0	0	0	0
Percentage of Available Units Rented		30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
Minimum Number of Available Units Rented		1	1	1	1	1	1	1	1	1	1	1
Number of New Units Rented	5	0	0	0	0	0	0	0	0	0	0	0
Cumulative Number of Units Rented		0	0	0	0	0	0	0	0	0	0	0
Gross Scheduled Income, \$/unit/month		7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800
Gross Scheduled Income, \$/SF/month		2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79	2.79
Gross Scheduled Income, \$/SF/year		33.43	33.43	33.43	33.43	33.43	33.43	33.43	33.43	33.43	33.43	33.43
Gross Scheduled Income, Total		0	0	0	0	0	0	0	0	0	0	0

Leasing Costs, Monthly

Unit Type	% Lease Commission	Length of Lease Period (years)	12-2014	01-2015	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015
			12	13	14	15	16	17	18	19	20	21	22
Small Office	7.00%	3	0	0	0	0	0	0	0	0	0	0	0
Large Office	7.00%	3	0	0	0	0	0	0	0	0	0	0	0
Total			12	13	14	15	16	17	18	19	20	21	22
Total Leasing Commissions		212,524	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Leasing Costs		0	0	0	0	0	0	0	0	0	0	0	0
Total Leasing Costs		212,524	0	0	0	0	0	0	0	0	0	0	0

Miscellaneous Income, Vacancy and Operating Expenses

	12-2014	01-2015	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015
	12	13	14	15	16	17	18	19	20	21	22
Miscellaneous Income	0	0	0	0	0	0	0	0	0	0	0
% Vacancy and Credit Loss Allowance	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Operating Expenses											
Accounting	0	0	0	0	0	0	0	0	0	0	0
Advertising	0	0	0	0	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0	0	0	0	0
Lawn/Snow	0	0	0	0	0	0	0	0	0	0	0
Legal	0	0	0	0	0	0	0	0	0	0	0
Maintenance	0	0	0	0	0	0	0	0	0	0	0
Management	0	0	0	0	0	0	0	0	0	0	0
Taxes	0	0	0	0	0	0	0	0	0	0	0
Trash Removal	0	0	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0	0	0

Resale or Valuation

Estimate resale price or market value

by cap. rate
 User-specified amount
 by \$ per SF
 Total Project Cost Overall 8,063,904
Resale amount selected 9,059,647

Resale or valuation in month number ...
 Month of resale or valuation 04-2016
 Escrow and legal costs (% of resale amount)
 Title insurance (% of resale amount)
 Sales commission (% of resale amount)

New Permanent Financing

New Permanent Financing Amount

% of resale price
 Development loan balance + land loan amount 4,988,123
 User-specified amount
Amount selected 6,794,735

Term in years
 Number of points
 Closing costs
 Annual interest rate

You have chosen to secure \$6,794,735 in new permanent financing.

Absorption and Resale

Rental Absorption

Enter Monthly Gross Scheduled Income as ...

- Dollars per Unit per Month
 Dollars per Square Foot per Month
 Dollars per Square Foot per Year

Monthly Rental Absorption by Unit Type

		11-2015	12-2015	01-2016	02-2016	03-2016	04-2016
Small Office	Total	23	24	25	26	27	28
Number of Units Begun	10	0	0	0	0	0	0
Average Construction Cost per Unit		198,418	198,418	198,418	198,418	198,418	198,418
Total Construction Cost	1,984,180	0	0	0	0	0	0
Number of Units Available for Rent		10	7	5	3	2	1
Percentage of Available Units Rented		30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
Minimum Number of Available Units Rented		1	1	1	1	1	1
Number of New Units Rented	10	3	2	2	1	1	1
Cumulative Number of Units Rented		3	5	7	8	9	10
Gross Scheduled Income, \$/unit/month		4,533	4,533	4,533	4,533	4,533	4,533
Gross Scheduled Income, \$/SF/month		2.83	2.83	2.83	2.83	2.83	2.83
Gross Scheduled Income, \$/SF/year		34.00	34.00	34.00	34.00	34.00	34.00
Gross Scheduled Income, Total		13,600	22,667	31,733	36,267	40,800	45,333
Large Office	Total	23	24	25	26	27	28
Number of Units Begun	5	0	0	0	0	0	0
Average Construction Cost per Unit		329,340	329,340	329,340	329,340	329,340	329,340
Total Construction Cost	1,646,700	0	0	0	0	0	0
Number of Units Available for Rent		5	3	2	1	0	0
Percentage of Available Units Rented		30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
Minimum Number of Available Units Rented		1	1	1	1	1	1
Number of New Units Rented	5	2	1	1	1	0	0
Cumulative Number of Units Rented		2	3	4	5	5	5
Gross Scheduled Income, \$/unit/month		7,800	7,800	7,800	7,800	7,800	7,800
Gross Scheduled Income, \$/SF/month		2.79	2.79	2.79	2.79	2.79	2.79
Gross Scheduled Income, \$/SF/year		33.43	33.43	33.43	33.43	33.43	33.43
Gross Scheduled Income, Total		15,601	23,401	31,201	39,002	39,002	39,002

Leasing Costs, Monthly

Unit Type	% Lease Commission	Length of Lease Period (years)	11-2015	12-2015	01-2016	02-2016	03-2016	04-2016
			23	24	25	26	27	28
Small Office	7.00%	3	34,272	22,848	22,848	11,424	11,424	11,424
Large Office	7.00%	3	39,314	19,657	19,657	19,657	0	0
Total			23	24	25	26	27	28
Total Leasing Commissions			73,586	42,505	42,505	31,081	11,424	11,424
Miscellaneous Leasing Costs			0	0	0	0	0	0
Total Leasing Costs			73,586	42,505	42,505	31,081	11,424	11,424

Miscellaneous Income, Vacancy and Operating Expenses

	11-2015	12-2015	01-2016	02-2016	03-2016	04-2016
	23	24	25	26	27	28
Miscellaneous Income	1,010	1,600	2,180	2,600	2,760	2,920
% Vacancy and Credit Loss Allowance	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Operating Expenses						
Accounting	450	450	450	450	450	450
Advertising	200	200	200	200	200	200
Insurance	3,000	3,000	3,000	3,000	3,000	3,000
Lawn/Snow	150	150	150	150	150	150
Legal	850	850	850	850	850	850
Maintenance	830	830	830	830	830	830
Management	4,360	4,360	4,360	4,360	4,360	4,360
Taxes	6,000	6,000	6,000	6,000	6,000	6,000
Trash Removal	300	300	300	300	300	300
Utilities	550	550	550	550	550	550

Resale or Valuation

Estimate resale price or market value

by cap. rate
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 by \$ per SF
 Total Project Cost Overall 8,063,904
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New Permanent Financing Amount

% of resale price
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