

CRE Proforma – Lease Detail

Change the Lease detail figures to resemble a development project by using the following data. The vacancy and collections losses, by suite by year shown in the table below, assume that Suite B and Suite D are released. Check Figure – NOI in Year 3 should be \$1,190,892.

Year/ Suite	1	2	3	4	5	6	7	8	9	10	11
A	40	20	10	10	10	10	10	10	10	10	10
B	6	6	6	6	6	6	30	8	8	8	8
C	50	25	10	10	10	10	10	10	10	10	10
D	6	6	6	6	6	6	6	6	6	6	6

For all Suites use a 2.5% Cost Growth Rate. Change the size of Suite A and Suite B to 25000 sq.ft.

Suite A: \$18 Contract Rent, \$0 Expense Stop, 3% Rental Growth Rate.

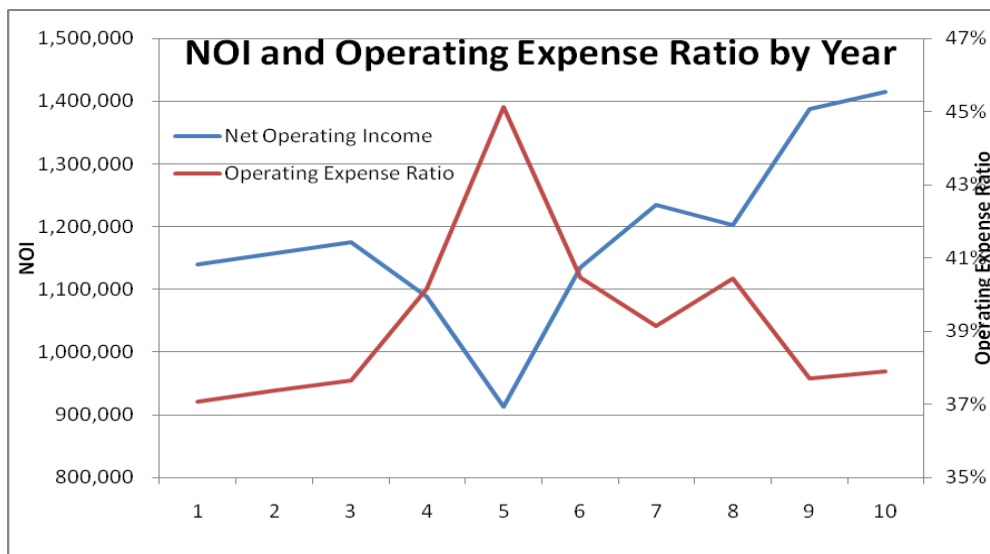
Suite B: \$28 Contract Rent, \$7 Expense Stop, 0% Rental Growth Rate, \$33 Rental Rate starting year 7.

Suite C: \$15 Contract Rent, \$0 Expense Stop, 3% Rental Growth Rate, 4.5% Sales Growth Rate, 3% of Sales above \$3,000,000. Initial Sales estimated at \$4,500,000.

Suite D: \$30 Contract Rent, \$99 Expense Stop, 0% Rental Growth Rate.

1. Plot a graph of NOI and Operating Expense Ratio by year using the rents, and vacancies as noted above. The example graph below is for the base case data.

Figure 1. NOI and Operating Expense Ratio by Year.



2. Turn in a printout of the Lease Detail Tab using the information noted above.