



**Input Data Summary**  
 Cedar Place Office Park  
 Buy v Lease Analysis Office

March 06, 2008  
 Investor Pro  
 Buy v Lease Web Site

**Buy versus Lease Analysis**

**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

**Investor Information**

Marginal Tax Rate                42.00%  
 Capital Gain. 50.00% added to income

Desired Return on Investment (Discount Rate)

Before Tax:                        13.00%  
 After Tax:                         7.54%

Short Term Reinvestment Rates

Before Tax:                        3.000%  
 After Tax:                         1.740%

Short Term Financing Rates

Before Tax:                        8.000%  
 After Tax:                         4.640%

**Investment information**

Total Invested in Year 1 is \$ 850,000

	CCA Class	Date	Amount	CCA Rate	First Year	Claim CCA in Last Year
Land	Land	Jan, Year 1	\$ 300,000			
Building	Building	Jan, Year 1	\$ 550,000	4.00%	50.00%	Yes

**Financing**

First Mortgage RBC



**Input Data Summary**  
 Cedar Place Office Park  
 Buy v Lease Analysis Office

March 06, 2008  
 Investor Pro  
 Buy v Lease Web Site

Starts: January Year 1  
 Type: Standard Mortgage  
 Amount: \$ 700,000  
 Interest Rate: Fixed  
 Payment Frequency: Monthly  
 Compounding Frequency: Semi-annually  
 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	7.500%	20 yrs & 0 mos

**Sale Information**

Sale price at the end of 10 years is \$ 1,199,009 based on the total purchase price of \$ 850,000 in year 1 increasing at an Annual Compounding Rate of 3.50% for 10 years

**Selling Expenses**

Selling Expenses \$ 7,000  
 Real Estate Commissions 5.00% of the Sale Price

Allocation of Improvements on Sale Same ratio as on acquisition