

17500 Red Hill Avenue, Building 100, Unit 180
 Purchase vs. Lease Analysis
 Lee & Associates

LOAN WORK AREA

FIRST TD:

Pmt:	21,625	per year	1,802	per month	285,107	Loan Amount #1					
Int %:	6.500%	per year	0.5417%	per month	0	Selected Loan Type					
Term:	30	Years	360	months	Debt Service @ 6.50%, 30 Year Amortization	Loan Label #1					
Year:	0	1	2	3	4	5	6	7	8	9	10
Mos:	360	348	336	324	312	300	288	276	264	252	240
K%:	0.006321	0.006392	0.006470	0.006556	0.006649	0.006752	0.006865	0.006991	0.007129	0.007284	0.007456
Pmt:	21,625	21,625	21,625	21,625	21,625	21,625	21,625	21,625	21,625	21,625	21,625
Bal:	285,107	281,920	278,520	274,892	271,021	266,891	262,484	257,783	252,786	247,413	241,702
Princ. Portion		3,187	3,400	3,628	3,871	4,130	4,407	4,702	5,017	5,353	5,711
Int. Portion:		18,438	18,225	17,997	17,754	17,495	17,218	16,923	16,608	16,272	15,914

SECOND TD:

Pmt:	19,345	per year	1,612	per month	234,358	Loan Amount #1					
Int %:	5.500%	per year	0.4583%	per month	0	Selected Loan Type					
Term:	20	years	240	months	Debt Service @ 5.50%, 20 Year Amortization	Loan Label #1					
Year:	0	1	2	3	4	5	6	7	8	9	10
Mos:	240	228	216	204	192	180	168	156	144	132	120
K%:	0.006879	0.007079	0.007303	0.007556	0.007843	0.008171	0.008548	0.008967	0.009502	0.010114	0.010853
Pmt:	19,345	19,345	19,345	19,345	19,345	19,345	19,345	19,345	19,345	19,345	19,345
Bal:	234,358	227,737	220,742	213,353	205,547	197,301	188,580	179,387	169,666	159,396	148,546
Princ. Portion		6,621	6,994	7,369	7,806	8,246	8,711	9,203	9,722	10,270	10,849
Int. Portion:		12,724	12,351	11,956	11,540	11,099	10,634	10,143	9,624	9,075	8,496

COMBINED:

Pmt:	9,808		11,017		13,904		14,738		15,623		16,561
Int. Portion:	31,163		29,953		27,056		26,232		25,347		24,410

Calculation of Loan Fees -

1st TD	2nd TD
Loan to Value	50.0%
Loan Amount	285,107
Loan Fee %	2.750%
Loan Fee	7,820
Short Term Note Fee %	0.670%
Short Term Note Fee	1,907
Appraisal	3,500
Legal	2,000
Environ Report	-
Other	-
Total	9,801