

17500 Red Hill Avenue, Building 200, Unit 240
 Purchase vs. Lease Analysis
 Lee & Associates

LOAN WORK AREA

FIRST TD:

Prnt:	18,328	per year	1,527	per month	Loan Amount #1	241,637			
Int %:	6.500%	per year	0.5417%	per month	Selected Loan Type	0	<-- 1=Interest Only and 0=Amortizing		
Term:	30	years	360	months	Loan Label #1	Debt Service @ 6.50%, 30 Year Amortization			
Year:									
Mes:	360		324						10
K%:	0.006321	0.006392	0.006470	0.006556	300	288	276	264	240
Prnt:	18,328	18,328	18,328	18,328	0.006752	0.006865	0.006981	0.007129	0.007284
Bal:	241,637	238,936	236,054	232,979	18,328	18,328	18,328	18,328	18,328
					226,198	222,464	218,479	214,227	209,690
									204,850
Prnt. Portion:	2,701	2,862	3,075	3,281	3,500	3,735	3,985	4,252	4,537
Int. Portion:	15,627	15,446	15,253	15,047	14,827	14,593	14,343	14,076	13,791

SECOND TD:

Prnt:	16,396	per year	1,366	per month	Loan Amount #1	198,625			
Int %:	5.500%	per year	0.4583%	per month	Selected Loan Type	0	<-- 1=Interest Only and 0=Amortizing		
Term:	20	years	240	months	Loan Label #1	Debt Service @ 5.50%, 20 Year Amortization			
Year:									
Mes:	240		204						10
K%:	0.006879	0.007079	0.007303	0.007556	180	168	156	144	120
Prnt:	16,396	16,396	16,396	16,396	0.008171	0.008548	0.008987	0.009502	0.010114
Bal:	198,625	193,014	187,086	180,823	16,396	16,396	16,396	16,396	16,396
					167,219	159,636	152,036	143,797	135,093
									125,897
Prnt. Portion:	5,611	5,928	6,262	6,616	6,989	7,383	7,800	8,239	8,704
Int. Portion:	10,784	10,468	10,133	9,780	9,407	9,013	8,596	8,156	7,692

COMBINED:

Prnt. Portion	8,312	8,810	9,337	9,896	10,489	11,118	11,784	12,491	13,241
Int. Portion:	26,411	25,914	25,386	24,827	24,234	23,606	22,939	22,232	21,483
									14,036
									20,688

Calculation of Loan Fees -

Loan to Value	1st TD	2nd TD
Loan Amount	50.0%	40.0%
Loan Fee %	241,637	183,309
Loan Fee	0.500%	2,750%
Loan Fee	1,208	5,316
Short Term Note Fee %	-	0.670%
Short Term Note Fee	-	1,295
Appraisal	3,500	-
Legal	-	2,000
Environ Report	-	-
Other	-	-
Total	4,708	8,611