



Input Data Summary
Plaza 500
15,000 Sq. Ft Office Building

Investor Pro
Hold versus Sell Office Monthly

CMHC Hold vs Sell

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
Building Area	16,500 Sq. Ft
Office	
Rentable Area	15,000 Sq. Ft
Usable Area	12,750 Sq. Ft
Add On Factor	17.65%
Land Area	0 Sq. Ft
Frontage	0 Ft

Investor Information

Marginal Tax Rate	35.00%
Capital Gain Tax Rate	15.00%
Recaptured Deprec. Tax Rate	25.00%

Desired Return on Investment (Discount Rate)

Before Tax:	13.00%
After Tax:	8.45%

Short Term Reinvestment Rates

Before Tax:	2.000%
After Tax:	1.300%

Short Term Financing Rates

Before Tax:	7.000%
After Tax:	4.550%

Sell Now Input

Sale Price	\$ 4,200,000
Repayment of Mortgages	\$ 2,623,720
Selling Expenses	
Real Estate Commissions	4.50% of the Sale Price



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Selling & Legal Expenses 1.50% of the Sale Price
 Income Taxes paid on Sale \$ 500,000

Investment information

Active Investor with no Loss limitation

Total Invested in Year 1 is \$ 0

	Investment Type	Date	Amount	Recovery Period Years	Type
Existing Investment. Building	Commercial Property. Straight Line	Jan, Year 1	\$ 2,800,000	39.00	Exists
Roof Replacement	Commercial Property. Straight Line	Jan, Year 3	\$ 200,000	39.00	New

Financing

Original First Mortgage

Status: Pre-existing mortgage or financing
 Starts: Prior to the the analysis start date
 Type: Standard Mortgage
 Amount: \$ 2,623,720 (Outstanding Balance of pre-existing mortgage on analyis start date)
 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	18 yrs & 0 mos	7.500%	18 yrs & 0 mos

Sale Information

Sale price at the end of 10 years is \$ 5,174,000 based on the income for the year following sale and a Cap Rate of 7.50%

Selling Expenses
 Selling Expenses 2.00% of the Sale Price



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Legal Fees 1.00% of the Sale Price

Real Estate Commissions 5.00% of the Sale Price

Allocation of Improvements on Sale Same ratio as on acquisition