

Land Cost	4200000	Discount Factor (monthly)	90.8194
Building Cost	3500000		
Initial Capital Investment=	7700000		
Property Tax=	231000	present value of salvage	514112.6845
Annual Maintenance=	640000	present value of costs	79993.87355
Annual Cost=	871000		
monthly cost	72583.33333		
Salvage Value=	5600000		
Annual Rate of return	12.00%		
Monthly Rate of return	0.01		
months	240		
square footage=	10000		
years	20		
Minimum Monthly Lease Rental=	80003.61025		
lease per square ft=	8.000361025		
10% vacancy lease=	8.889290028		