

Land Cost	4200000
Building Cost	3500000
Initial Capital Investment=	7700000
Property Tax=	231000
Annual Maintenance=	640000
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

Discount Factor (monthly)	90.8194
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present value of salvage	514112.6845
present value of costs	79993.87355

Minimum Monthly Lease Rental=	80003.61025
lease per square ft=	8.000361025
10% vacancy lease=	8.889290028