

Analysis  
Of  
Leasing Commercial Office Space

Vs.

Building New Office Building/Space

Build & Utilities/Maintain

Debt	\$	2,180,000
Interest @ 2% - 30 years	\$	720,774
Utilities @ \$1,000 per month	\$	360,000
Maintenance @\$1,000 per month	\$	360,000
Bond Issuance Costs	\$	60,000
	<u>\$</u>	<u>3,680,774</u>

\$1,236,026 Estimated Savings

Lease

30 years @ 3% increase per year \$ 4,916,800

Break even Point 296 months or 24.67 years

Break even Point- no interest 252 months or 21 years