

賃料コストシミュレーション

LEASE SIMULATION

TENANT: XYZ, Inc. XXXX Avenue of the America, Suite 3000, New York
 LANDLOAD: NY Properties Ltd.

ASSUMPTIONS (前提条件):

BASE RENT:	\$70.00	Per Square Feet / Per Year	
ESCALATION:	3.00 %		
TERM:	10	years	
FREE RENT:	6	months	(\$ 175,000)
TENANT IMPROVEMENT(TI):	Owner:	\$40.00 Per Square Feet	(\$ 200,000)
	Tenant:	\$40.00 Per Square Feet	(\$ 200,000)
ELECTRIC:	\$3.50	Per Square Feet / Per Year	* Will apply Escaration
REAL ESTATE TAX:	\$0.10	Per Square Feet / Per Year	* Will apply Escaration
BUMP:	\$75.00	Per Square Feet / Per Year	* Will apply in 6th year with Escaration
SIZE:	5,000	Square Feet	

BASE RENT (ベース家賃):

Y	BASE RENT PSF	Y	BASE RENT PSF
1	\$ 70.00	6	\$ 83.79
2	\$ 72.10	7	\$ 86.30
3	\$ 74.26	8	\$ 88.89
4	\$ 76.49	9	\$ 91.55
5	\$ 78.79	10	\$ 94.30

* Bump: Base Rent will be \$75.00/sf/yr

NET BASE RENT SIMULATION (実質家賃の試算):

Y	BASE RENT	FREE RENT	TI(Tenant)	ELECTRIC	RE TAX	NET BASE RENT
0		(\$ 175,000)	\$ 200,000			
1	\$ 350,000 /yr (\$ 29,166.67/m)			\$ 17,500 /yr	\$ 500 /yr	\$ 368,000 /yr (\$ 30,666.67/m, \$ 73.60/sf/yr)
2	\$ 360,500 /yr (\$ 30,041.67/m)			\$ 18,025 /yr	\$ 515 /yr	\$ 379,040 /yr (\$ 31,586.67/m, \$ 75.81/sf/yr)
3	\$ 371,315 /yr (\$ 30,942.92/m)			\$ 18,566 /yr	\$ 530 /yr	\$ 390,411 /yr (\$ 32,534.27/m, \$ 78.08/sf/yr)
4	\$ 382,454 /yr (\$ 31,871.20/m)			\$ 19,123 /yr	\$ 546 /yr	\$ 402,124 /yr (\$ 33,510.29/m, \$ 80.42/sf/yr)
5	\$ 393,928 /yr (\$ 32,827.34/m)			\$ 19,696 /yr	\$ 563 /yr	\$ 414,187 /yr (\$ 34,515.60/m, \$ 82.84/sf/yr)
6	\$ 418,928 /yr (\$ 34,910.67/m)			\$ 20,287 /yr	\$ 580 /yr	\$ 439,795 /yr (\$ 36,649.58/m, \$ 87.96/sf/yr)
7	\$ 431,496 /yr (\$ 35,957.99/m)			\$ 20,896 /yr	\$ 597 /yr	\$ 452,989 /yr (\$ 37,749.07/m, \$ 90.60/sf/yr)
8	\$ 444,441 /yr (\$ 37,036.73/m)			\$ 21,523 /yr	\$ 615 /yr	\$ 466,579 /yr (\$ 38,881.54/m, \$ 93.32/sf/yr)
9	\$ 457,774 /yr (\$ 38,147.84/m)			\$ 22,168 /yr	\$ 633 /yr	\$ 480,576 /yr (\$ 40,047.99/m, \$ 96.12/sf/yr)
10	\$ 471,507 /yr (\$ 39,292.27/m)			\$ 22,834 /yr	\$ 652 /yr	\$ 494,993 /yr (\$ 41,249.43/m, \$ 99.00/sf/yr)
	\$ 4,082,344	(\$ 175,000)	\$ 200,000	\$ 200,618	\$ 5,732	\$ 4,288,693 Ave. \$ 78.15/sf/yr