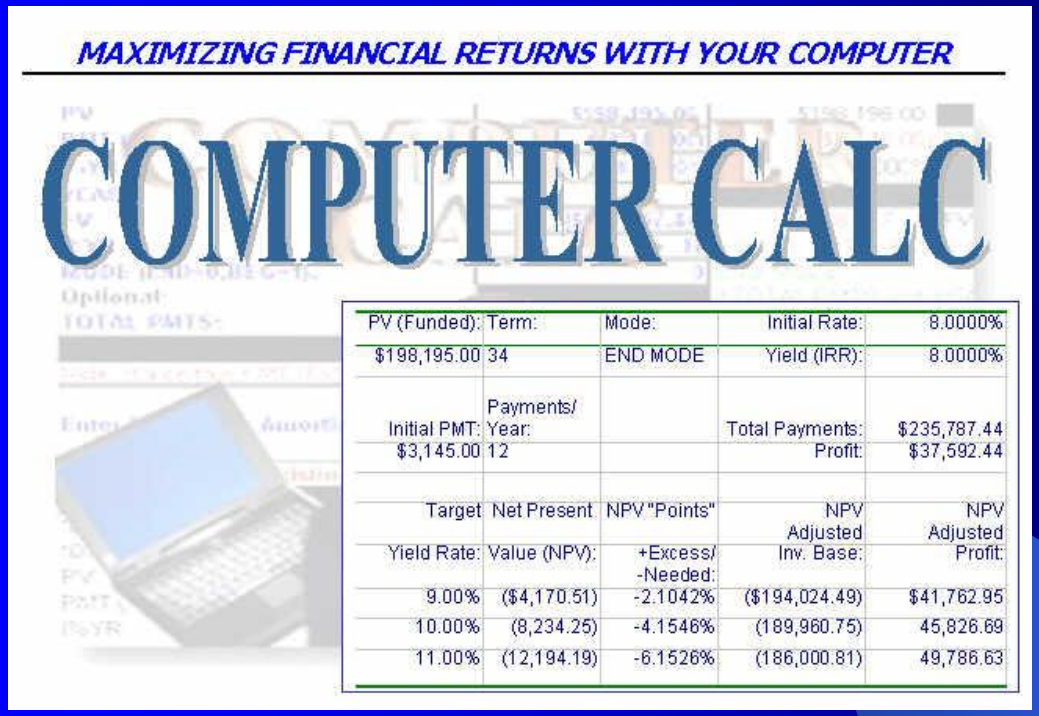
Computer Calc™ Maximizing Financial Return$ With Your Computer – Pro Version

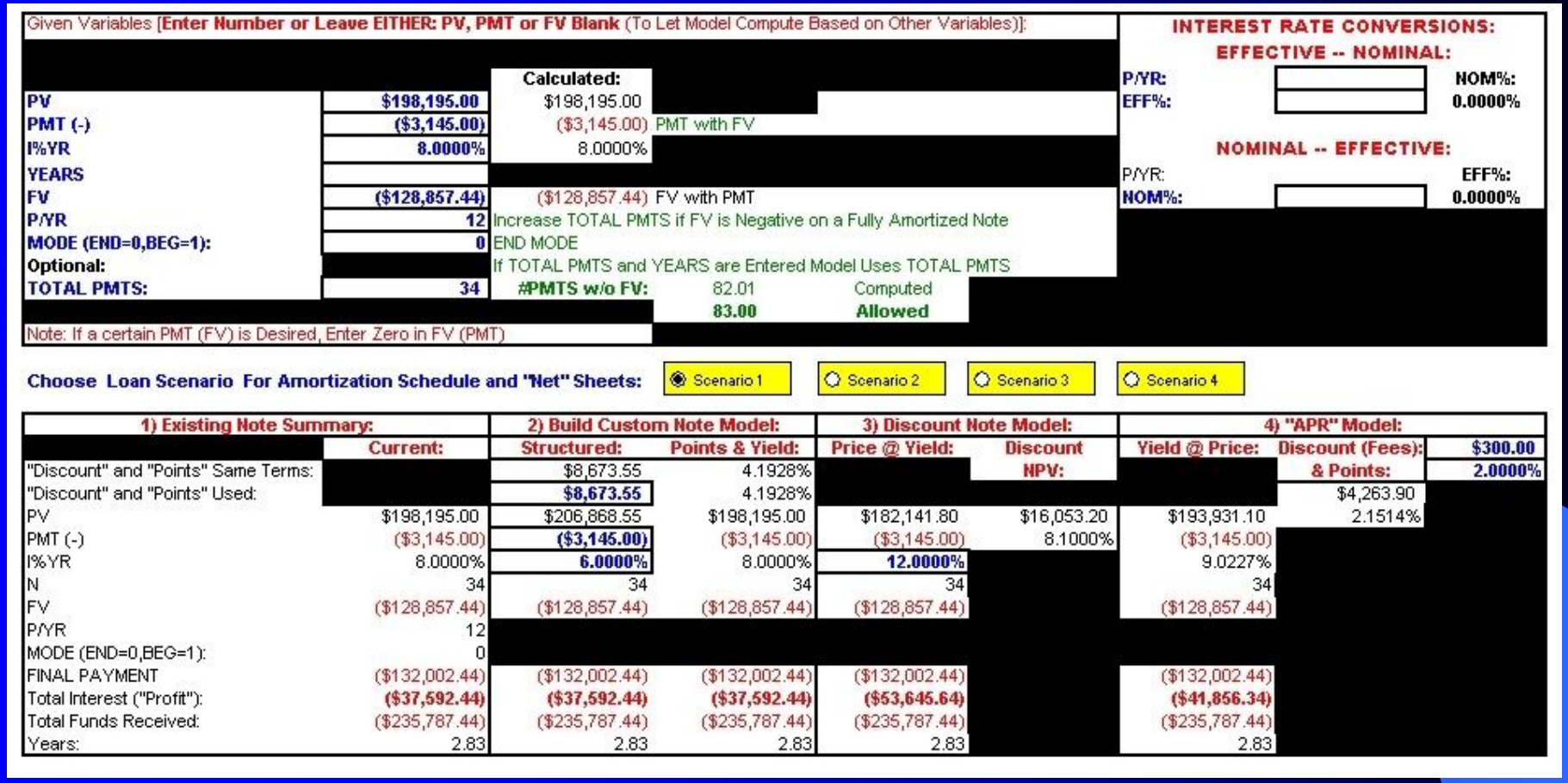


PV (Funded):	Term:	Mode:	Initial Rate:	8.0000%
$198,195.00	34	END MODE	Yield (IRR):	8.0000%
Initial PMT:	Payments/ Year:		Total Payments:	$235,787.44
$3,145.00	12		Profit:	$37,592.44

Target Yield Rate:	Net Present Value (NPV):	NPV "Points" +Excess/ -Needed:	NPV Adjusted Inv. Base:	NPV Adjusted Profit:
9.00%	($4,170.51)	-2.1042%	($194,024.49)	$41,762.95
10.00%	(8,234.25)	-4.1546%	(189,960.75)	45,826.69
11.00%	(12,194.19)	-6.1526%	(186,000.81)	49,786.63

Developed by:
James F. Little, MBA, CCIM, GRI

Introduction



Given Variables [**Enter Number or Leave EITHER: PV, PMT or FV Blank** (To Let Model Compute Based on Other Variables)]:

		Calculated:	
PV	**$198,195.00**	$198,195.00	
PMT (-)	**($3,145.00)**	($3,145.00)	PMT with FV
I%YR	**8.0000%**	8.0000%	
YEARS			
FV	**($128,857.44)**	($128,857.44)	FV with PMT
P/YR	**12**	Increase TOTAL PMTS if FV is Negative on a Fully Amortized Note	
MODE (END=0,BEG=1):	**0**	END MODE	
Optional:		If TOTAL PMTS and YEARS are Entered Model Uses TOTAL PMTS	
TOTAL PMTS:	**34**	**#PMTS w/o FV:**	82.01 Computed
			83.00 Allowed

Note: If a certain PMT (FV) is Desired, Enter Zero in FV (PMT)

INTEREST RATE CONVERSIONS:

EFFECTIVE -- NOMINAL:

P/YR: | **NOM%:** **0.0000%**

EFF%:

NOMINAL -- EFFECTIVE:

P/YR: | **EFF%:**

NOM%: **0.0000%**

Choose Loan Scenario For Amortization Schedule and "Net" Sheets: (●) Scenario 1 ( ) Scenario 2 ( ) Scenario 3 ( ) Scenario 4

1) Existing Note Summary:		2) Build Custom Note Model:		3) Discount Note Model:		4) "APR" Model:		
	Current:	**Structured:**	**Points & Yield:**	**Price @ Yield:**	**Discount NPV:**	**Yield @ Price:**	**Discount (Fees): & Points:**	**$300.00 2.0000%**
"Discount" and "Points" Same Terms:		$8,673.55	4.1928%				$4,263.90	
"Discount" and "Points" Used:		**$8,673.55**	4.1928%				2.1514%	
PV	$198,195.00	$206,868.55	$198,195.00	$182,141.80	$16,053.20	$193,931.10		
PMT (-)	($3,145.00)	**($3,145.00)**	($3,145.00)	($3,145.00)	8.1000%	($3,145.00)		
I%YR	8.0000%	**6.0000%**	8.0000%	**12.0000%**		9.0227%		
N	34	34	34	34		34		
FV	($128,857.44)	($128,857.44)	($128,857.44)	($128,857.44)		($128,857.44)		
P/YR	12							
MODE (END=0,BEG=1):	0							
FINAL PAYMENT	($132,002.44)	($132,002.44)	($132,002.44)	($132,002.44)		($132,002.44)		
Total Interest ("Profit"):	**($37,592.44)**	**($37,592.44)**	**($37,592.44)**	**($53,645.64)**		**($41,856.34)**		
Total Funds Received:	($235,787.44)	($235,787.44)	($235,787.44)	($235,787.44)		($235,787.44)		
Years:	2.83	2.83	2.83	2.83		2.83		

The following screen shots are a few samples of Computer Calculator™ tools. As in the program, the blue numbers represent user inputs.

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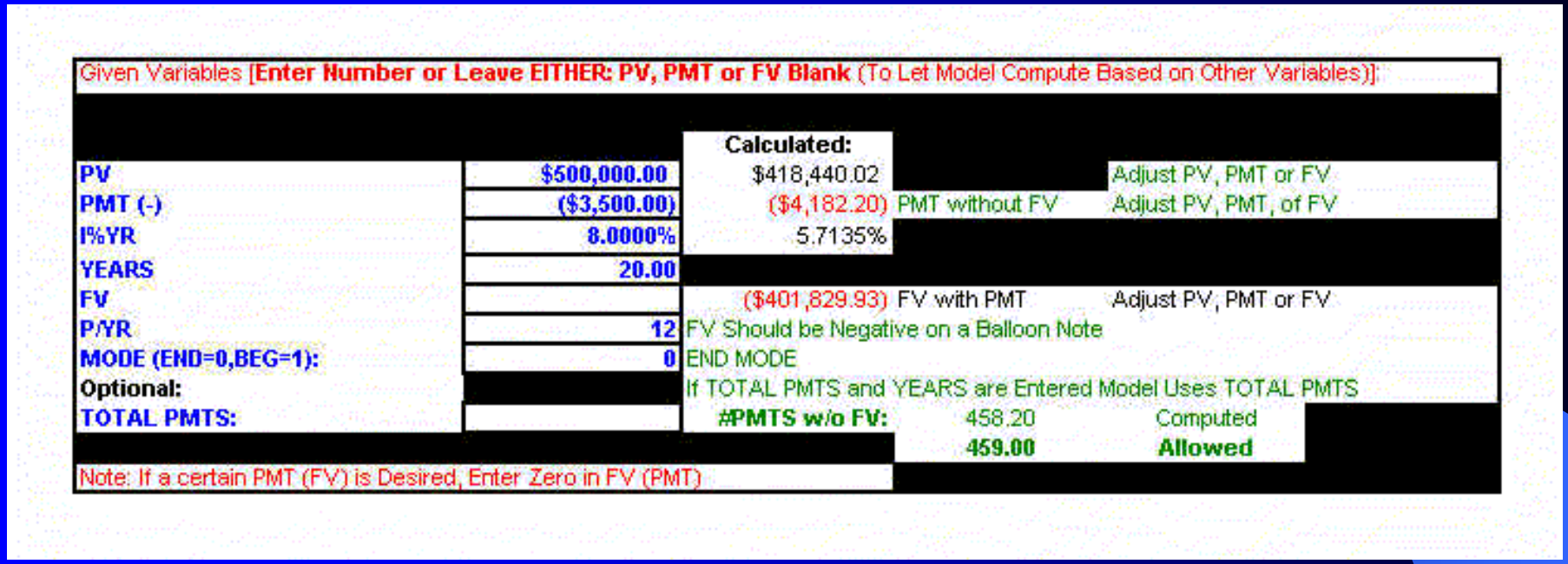
. . . A calculator that allows the user to view outcomes and alternatives as variables are entered!

A Calculator That Displays Alternatives



Given Variables [**Enter Number or Leave EITHER: PV, PMT or FV Blank** (To Let Model Compute Based on Other Variables)]:

		Calculated:		
PV	**$500,000.00**	$418,440.02		Adjust PV, PMT or FV
PMT (-)	**($3,500.00)**	($4,182.20)	PMT without FV	Adjust PV, PMT, of FV
I%YR	**8.0000%**	5.7135%		
YEARS	**20.00**			
FV		($401,829.93)	FV with PMT	Adjust PV, PMT or FV
P/YR	**12**	FV Should be Negative on a Balloon Note		
MODE (END=0,BEG=1):	**0**	END MODE		
Optional:		If TOTAL PMTS and YEARS are Entered Model Uses TOTAL PMTS		
TOTAL PMTS:		**#PMTS w/o FV:**	458.20	Computed
			459.00	**Allowed**

Note: If a certain PMT (FV) is Desired, Enter Zero in FV (PMT)

In Lieu of a $401,829.93 “Balloon Payment” in Month 240, the Borrower Could (1) Borrow $418,440.02; (2) Pay $4,182.20 Per Month; (3) Pay 5.7135% Interest; or (4) Pay $3,500 Per Month “Until Paid” (“458.2” Months).

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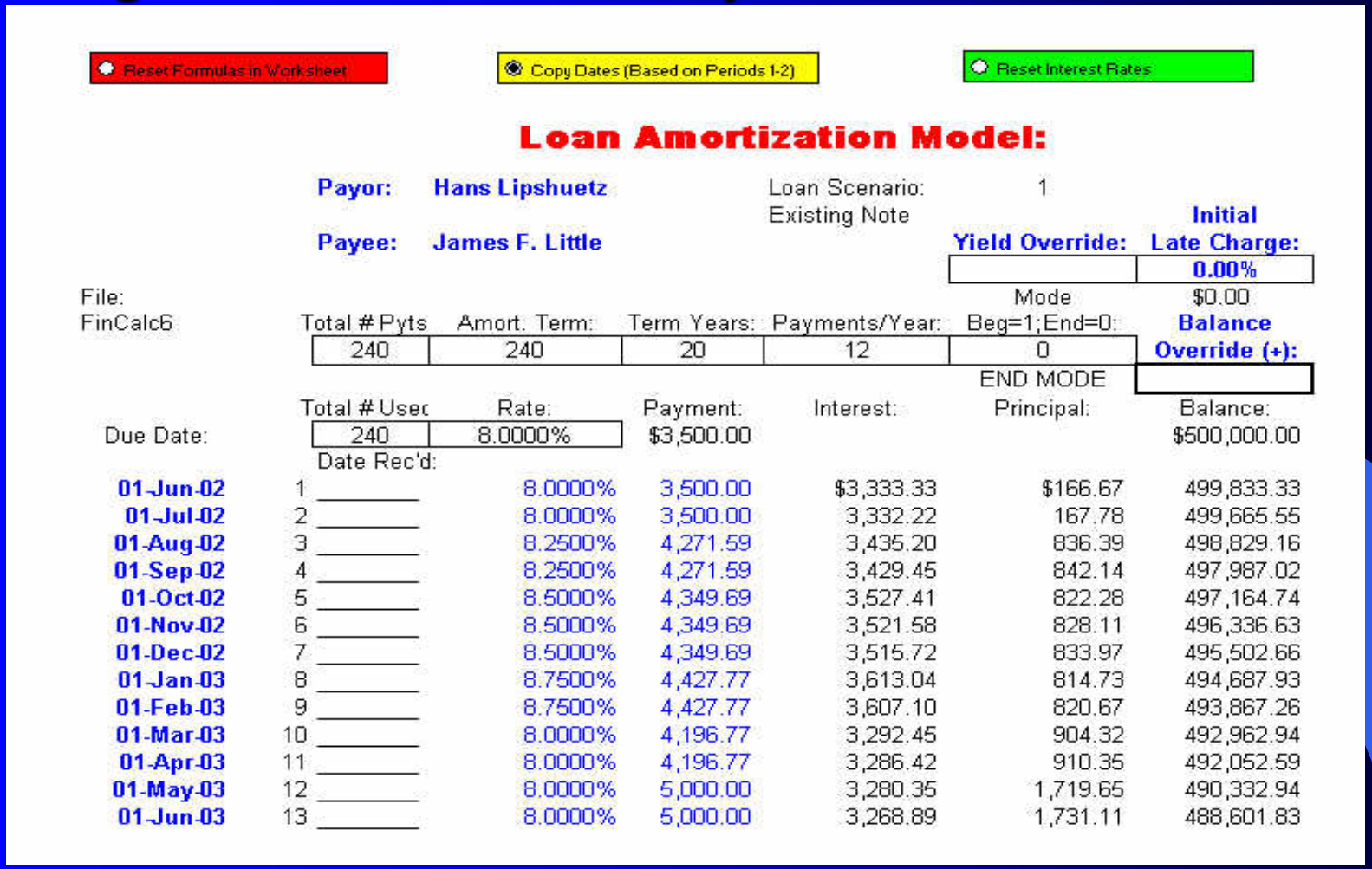
. . . A calculator that allows the easy computation of payments, yield, profit, and more . . . on Graduated Payment (“GPM”), Adjustable Interest Rate (“ARM”) and GPARM notes!

. . . and a calculator that automatically generates amortization schedules—that are actually calculators—on the most difficult types of notes . . .

Irregular Interest & Payment Schedule – #1



Reset Formulas in Worksheet | Copy Dates (Based on Periods 1-2) | Reset Interest Rates

Loan Amortization Model:

Payor: Hans Lipshuetz
Payee: James F. Little
Loan Scenario: 1
Existing Note

Yield Override:	Initial Late Charge:
	0.00%

File: FinCalc6

Total # Pyts	Amort. Term:	Term Years:	Payments/Year:	Mode Beg=1;End=0:	$0.00 Balance Override (+):
240	240	20	12	0	

END MODE

Total # Usec	Rate:	Payment:	Interest:	Principal:	Balance:
240	8.0000%	$3,500.00			$500,000.00

Due Date:	Date Rec'd:						
01-Jun-02	1		8.0000%	3,500.00	$3,333.33	$166.67	499,833.33
01-Jul-02	2		8.0000%	3,500.00	3,332.22	167.78	499,665.55
01-Aug-02	3		8.2500%	4,271.59	3,435.20	836.39	498,829.16
01-Sep-02	4		8.2500%	4,271.59	3,429.45	842.14	497,987.02
01-Oct-02	5		8.5000%	4,349.69	3,527.41	822.28	497,164.74
01-Nov-02	6		8.5000%	4,349.69	3,521.58	828.11	496,336.63
01-Dec-02	7		8.5000%	4,349.69	3,515.72	833.97	495,502.66
01-Jan-03	8		8.7500%	4,427.77	3,613.04	814.73	494,687.93
01-Feb-03	9		8.7500%	4,427.77	3,607.10	820.67	493,867.26
01-Mar-03	10		8.0000%	4,196.77	3,292.45	904.32	492,962.94
01-Apr-03	11		8.0000%	4,196.77	3,286.42	910.35	492,052.59
01-May-03	12		8.0000%	5,000.00	3,280.35	1,719.65	490,332.94
01-Jun-03	13		8.0000%	5,000.00	3,268.89	1,731.11	488,601.83

The 8.25%, 8.50% , 8.75% and 8.00% Payments, Respectively, Were Calculated by the Computer Calculator™ Based on the Remaining Loan Term!

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Irregular Interest & Payment Schedule – #2

Loan Amortization Model:

Total # Pyts:	Amort. Term:	Term Years:	Payments/Year:	Yield Override	Initial Late Charge:
					0.00%
				Mode	$0.00
				Beg=1;End=0:	Balance Override (+):
18	82	1.5	12	0	
				END MODE	

Due Date:		Total # Used: 18	Rate: 8.0000%	Payment: $3,145.00	Interest:	Principal:	Balance: $198,195.00
		Date Rec'd:					
01-Jun-02	1		8.0000%	3,145.00	$1,321.30	$1,823.70	196,371.30
01-Jul-02	2		8.2500%	3,169.81	1,350.05	1,819.76	194,551.54
01-Aug-02	3		8.5000%	3,194.04	1,378.07	1,815.97	192,735.57
01-Sep-02	4		8.7500%	3,218.11	1,405.36	1,812.75	190,922.82
01-Oct-02	5		9.0000%	3,242.01	1,431.92	1,810.09	189,112.73
01-Nov-02	6		8.0000%	3,148.08	1,260.75	1,887.33	187,225.40
01-Dec-02	7		8.2500%	3,171.14	1,287.17	1,883.97	185,341.43
01-Jan-03	8		8.2500%	4,000.00	1,274.22	2,725.78	182,615.65
01-Feb-03	9		8.2500%	10,000.00	1,255.48	8,744.52	173,871.13
01-Mar-03	10		8.0000%	3,015.97	1,159.14	1,856.83	172,014.30
01-Apr-03	11		8.0000%	3,015.97	1,146.76	1,869.21	170,145.09
01-May-03	12		8.2500%	3,036.74	1,169.75	1,866.99	168,278.10
01-Jun-03	13		8.2500%	3,036.74	1,156.91	1,879.83	166,398.27
01-Jul-03	14		8.2500%	3,036.74	1,143.99	1,892.75	164,505.52
01-Aug-03	15		8.2500%	3,036.74	1,130.98	1,905.76	162,599.76
01-Sep-03	16		8.2500%	3,036.74	1,117.87	1,918.87	160,680.89
01-Oct-03	17		8.2500%	3,036.74	1,104.68	1,932.06	158,748.83
01-Nov-03	18		8.2500%	159,840.23	1,091.40	158,748.83	0.00

The Computer Calculator™ Computes Payments and Also Allows the User to Override Computed Payments (See the $4,000 & $10,000 Payments)!

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Irregular Payment Loan Yield, Points, and Profit

Yield Summary Calc:

PV (Funded):	Term ("End"):	Mode:
$198,195.00	18	END MODE
Initial PMT:	**Payments/Year:**	
$3,145.00	12	

Initial Rate:	8.0000%
Yield (IRR):	**8.2847%**
Total Payments:	**$220,380.80**
Profit:	**$22,185.80**

Target Yield Rate:	Net Present Value (NPV):	NPV "Points" +Excess/-Needed:	NPV Adjusted PV (Balance):	NPV Adjusted Inv. Base:	NPV Adjusted Profit:
8.25%	$87.25	0.0440%	**$198,282.25**	**($198,282.25)**	$22,098.55
8.50%	(541.07)	-0.2730%	**197,653.93**	**(197,653.93)**	22,726.87
9.00%	(1,790.76)	-0.9035%	**196,404.24**	**(196,404.24)**	23,976.56
9.50%	(3,031.25)	-1.5294%	**195,163.75**	**(195,163.75)**	25,217.05
10.00%	(4,262.61)	-2.1507%	**193,932.39**	**(193,932.39)**	26,448.41

Month:	End of Period Flow #:	Investment Base & Cash Flow:	Cumulative:
	0	**($198,195.00)**	($198,195.00)
01-Jun-02	1	3,145.00	(195,050.00)
01-Jul-02	2	3,169.81	(191,880.19)
01-Aug-02	3	3,194.04	(188,686.15)
01-Sep-02	4	3,218.11	(185,468.04)
01-Oct-02	5	3,242.01	(182,226.03)
01-Nov-02	6	3,148.08	(179,077.95)
01-Dec-02	7	3,171.14	(175,906.81)
01-Jan-03	8	4,000.00	(171,906.81)
01-Feb-03	9	10,000.00	(161,906.81)
01-Mar-03	10	3,015.97	(158,890.84)
01-Apr-03	11	3,015.97	(155,874.87)
01-May-03	12	3,036.74	(152,838.13)
01-Jun-03	13	3,036.74	(149,801.39)
01-Jul-03	14	3,036.74	(146,764.65)
01-Aug-03	15	3,036.74	(143,727.91)
01-Sep-03	16	3,036.74	(140,691.17)
01-Oct-03	17	3,036.74	(137,654.43)
01-Nov-03	18	159,840.23	22,185.80

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. . . A calculator that computes the value of a note, total interest or profit, and discount needed to achieve a desired yield (I%/YR)!

Discount Note Model

Given Variables [**Enter Number or Leave EITHER: PV, PMT or FV Blank** (To Let Model Compute Based on Other Variables)]:

		Calculated:		
PV	**$198,195.00**	$198,195.00		
PMT (-)	**($3,145.00)**	($3,145.00)	PMT with FV	
I%YR	**8.0000%**	8.0000%		
YEARS				
FV	**($128,857.44)**	($128,857.44)	FV with PMT	
P/YR	**12**	Increase TOTAL PMTS if FV is Negative on a Fully Amortized Note		
MODE (END=0,BEG=1):	**0**	END MODE		
Optional:		If TOTAL PMTS and YEARS are Entered Model Uses TOTAL PMTS		
TOTAL PMTS:	**34**	**#PMTS w/o FV:**	82.01	Computed
			83.00	**Allowed**

Note: If a certain PMT (FV) is Desired, Enter Zero in FV (PMT)

1) Existing Note Summary:		**3) Discount Note Model:**	
	Current:	**Price @ Yield:**	**Discount NPV:**
"Discount" and "Points" Same Terms:			
"Discount" and "Points" Used:			
PV	$198,195.00	$182,141.80	$16,053.20
PMT (-)	($3,145.00)	($3,145.00)	8.1000%
I%YR	8.0000%	**12.0000%**	
N	34	34	
FV	($128,857.44)	($128,857.44)	
P/YR	12		
MODE (END=0,BEG=1):	0		
FINAL PAYMENT	($132,002.44)	($132,002.44)	
Total Interest ("Profit"):	**($37,592.44)**	**($53,645.64)**	
Total Funds Received:	($235,787.44)	($235,787.44)	
Years:	2.83	2.83	

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. . . A calculator that can quickly determine “Equity Participation” loans, convert interest income to “Capital Gains” income, and structure financing at any interest rate with add-on or discount points!

Build Note Model

Given Variables [**Enter Number or Leave EITHER: PV, PMT or FV Blank** (To Let Model Compute Based on Other Variables)]

		Calculated:			
PV	**$198,195.00**	$198,195.00			
PMT (-)	**($3,145.00)**	($3,145.00)	PMT with FV		
I%YR	**8.0000%**	8.0000%			
YEARS					
FV	**($128,857.44)**	($128,857.44)	FV with PMT		
P/YR	**12**	Increase TOTAL PMTS if FV is Negative on a Fully Amortized Note			
MODE (END=0,BEG=1):	**0**	END MODE			
Optional:		If TOTAL PMTS and YEARS are Entered Model Uses TOTAL PMTS			
TOTAL PMTS:	**34**	**#PMTS w/o FV:**	82.01		Computed
			83.00		**Allowed**

Note: If a certain PMT (FV) is Desired, Enter Zero in FV (PMT)

1) Existing Note Summary:		**2) Build Custom Note Model:**	
	Current:	**Structured:**	**Points & Yield:**
"Discount" and "Points" Same Terms:		$8,673.55	4.1928%
"Discount" and "Points" Used:		**$8,673.55**	4.1928%
PV	$198,195.00	$206,868.55	$198,195.00
PMT (-)	($3,145.00)	**($3,145.00)**	($3,145.00)
I%YR	8.0000%	**6.0000%**	8.0000%
N	34	34	34
FV	($128,857.44)	($128,857.44)	($128,857.44)
P/YR	12		
MODE (END=0,BEG=1):	0		
FINAL PAYMENT	($132,002.44)	($132,002.44)	($132,002.44)
Total Interest ("Profit"):	**($37,592.44)**	**($37,592.44)**	**($37,592.44)**
Total Funds Received:	($235,787.44)	($235,787.44)	($235,787.44)
Years:	2.83	2.83	2.83

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. . . A calculator that computes the Annual Percentage Rate (APR) given the amount of “points” and finance charges!

APR Model

Given Variables [**Enter Number or Leave EITHER: PV, PMT or FV Blank** (To Let Model Compute Based on Other Variables)]:

		Calculated:		
PV	**$198,195.00**	$198,195.00		
PMT (-)	**($3,145.00)**	($3,145.00)	PMT with FV	
I%YR	**8.0000%**	8.0000%		
YEARS				
FV	**($128,857.44)**	($128,857.44)	FV with PMT	
P/YR	**12**	Increase TOTAL PMTS if FV is Negative on a Fully Amortized Note		
MODE (END=0,BEG=1):	**0**	END MODE		
Optional:		If TOTAL PMTS and YEARS are Entered Model Uses TOTAL PMTS		
TOTAL PMTS:	**34**	**#PMTS w/o FV:**	82.01	Computed
			83.00	**Allowed**

Note: If a certain PMT (FV) is Desired, Enter Zero in FV (PMT)

1) Existing Note Summary:		**4) "APR" Model:**		
	Current:	**Yield @ Price:**	**Discount (Fees):**	**$300.00**
"Discount" and "Points" Same Terms:			**& Points:**	**2.0000%**
"Discount" and "Points" Used:			$4,263.90	
PV	$198,195.00	$193,931.10	2.1514%	
PMT (-)	($3,145.00)	($3,145.00)		
I%YR	8.0000%	9.0227%		
N	34	34		
FV	($128,857.44)	($128,857.44)		
P/YR	12			
MODE (END=0,BEG=1):	0			
FINAL PAYMENT	($132,002.44)	($132,002.44)		
Total Interest ("Profit"):	**($37,592.44)**	**($41,856.34)**		
Total Funds Received:	($235,787.44)	($235,787.44)		
Years:	2.83	2.83		

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. . . A calculator that computes an investment's yield (IRR%), net present value, net uniform series, and net future value to satisfy investor requirements . . .

. . . which includes a powerful yield proof enabling the investor to see “behind” the numbers . . .

IRR Model With Proof

Annual Internal Rate of Return Model:

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		Initial Investment:
Year :	0	($70,000)
	1	11,884
	2	12,802
	3	10,708
	4	8,558
	5	70,857
Yield (IRR):		13.7217%
Profit:		$44,809

Target Yield Rate:	Net Present Value:	Net Uniform Series:	Net Future Value:
13.00%	$1,671	$475	$3,079
14.00%	(629)	(183)	(1,211)
15.00%	(2,824)	(842)	(5,680)
16.00%	(4,919)	(1,502)	(10,331)
18.00%	(8,831)	(2,824)	(20,203)

Annual Internal Rate of Return Yield Proof:

Year:	Cash Flow Payment:	Yield IRR%:	Interest:	Principal:	Balance:	Cumulative Cash Flow:
0					**$70,000**	($70,000)
1	11,884	13.7217%	9,605	2,279	67,721	($58,116)
2	12,802	13.7217%	9,293	3,509	64,212	($45,314)
3	10,708	13.7217%	8,811	1,897	62,315	($34,606)
4	8,558	13.7217%	8,551	7	62,307	($26,048)
5	70,857	13.7217%	8,550	62,307	**(0)**	**$44,809**

The Computer Calc™ program's IRR Models Include Yield Proofs and Allow Users to Determine Investments That Achieve Desired Yields!

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. . . A calculator that can calculate the yield (IRR%), discount, points, profit, payback period, and more on an all-inclusive (“wrap-around”) note!

All-Inclusive Note Analysis

All-Inclusive Note Summary:

PV (Funded):	Term ("End"):	Mode:	IRR% on Equity:	Profit:
$198,195.00	34	END MODE	9.7992%	$14,871.36
Initial Net PMT:	**Payments/Year:**	**All-Inclusive "Equity:"**		
$2,347.31	12	($83,583.00)		

Target Yield Rate:	Net Present Value (NPV):	NPV "Points" +Excess/-Needed:	NPV Adjusted Balance:	NPV Adjusted Inv. Base:	NPV Adjusted Profit:
9.80%	$0.04	0.0000%	$198,195.04	($83,583.04)	$14,871.32
20.59%	(13,039.67)	15.6009%	185,155.33	(70,543.33)	27,911.03
25.00%	(17,554.31)	21.0023%	180,640.69	(66,028.69)	32,425.67
27.00%	(19,466.99)	23.2906%	178,728.01	(64,116.01)	34,338.35
30.00%	(22,190.00)	26.5485%	176,005.00	(61,393.00)	37,061.36

Target Investment Base (-):	IRR%:	Profit:
$61,393.00	30.0000%	$37,061.36

Enter the Terms of the “Wrap” Loan in Calc, the Underlying Loan in Calc_2, and the Target Yield or Investment Base in “Wrap” for Instant Results!

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Overall Tax Rate Calculator

STATE & FEDERAL OVERALL TAX RATE CALCULATOR

Estimated Tax Rates:	State: Tax Rate:	Federal Tax Rate:	State Tax Deductible %:	Overall Tax Rate:	Overall Rate Rounded:
Ordinary Income:	9.30%	35.00%	100.00%	41.05%	41.00%
Capital Gains:	9.30%	15.00%	100.00%	22.91%	23.00%
Depreciation Recapture:	9.30%	25.00%	100.00%	31.98%	32.00%

Enter the Taxpayer's State and Federal Tax Rates and the Percentage of State Tax Deductible, Then Choose The Overall or Rounded Overall Rate.

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Date Calculator

DATE CALCULATOR

DAYS BETWEEN DATES

	ENTER FIRST DATE (MM/DD/YYYY):			
	Month (MM):	Day (DD):	Year (YYYY):	Indicated Date:
Date 1:	6	15	2005	Wednesday, June 15, 2005
	ENTER SECOND DATE (MM/DD/YYYY):			
	Month (MM):	Day (DD):	Year (YYYY):	
Date 2:	9	15	2005	Thursday, September 15, 2005
Days Between Dates:	92			

FUTURE (PAST) DATES	ENTER DAYS:	
Date 1 +/- Days:	30	Friday, July 15, 2005
Date 2 +/- Days:	30	Saturday, October 15, 2005

Enter a Date Value and the Desired Number of Days After (Prior) and the Future (Past) Date is Displayed.

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Date Calculator – Tax-Deferred Exchanges

DATE CALCULATOR

TAX-DEFERRED EXCHANGE DATES

Description:	ENTER CLOSING DATE (MM/DD/YYYY): Month (MM):	Day (DD):	Year (YYYY):	Indicated Date:
Relinquished Property Closing Date:	5	17	2004	Monday, May 17, 2004
Days to Identify:	45			
Identification Deadline:				Thursday, July 01, 2004
Days to Close Exchange:	180			
Closing Deadline:				Saturday, November 13, 2004

Enter the Relinquished Property Closing Date and the Exchange Identification and Closing Deadline Dates are Displayed.

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Present Value Calculator

PRESENT VALUE OF PERIODIC CASH FLOWS

Payments Per Year (Compounding Periods):	12
Annual Discount Rate #1 (Nominal):	14.00%
Annual Discount Rate #2 (Nominal):	15.00%

From Period:	To Period:	Number of Cash Flows:	Given Cash Flow:	Total Cash Flow:	Cumulative Cash Flow:	PV @ 14.00%	Cumulative PV:	Cash Flow(s) With Same PV (NUS):	Discount Rate: 14.00% Total NUS Cash Flow(s):
0	0	1	$0	$0	$0	$0	$0	$0	$0
1	1	1	500,000	500,000	500,000	494,234	494,234	500,000	500,000
2	6	5	0	0	500,000	0	494,234	85,768	514,610
7	7	1	500,000	500,000	1,000,000	461,007	955,241	142,905	1,000,336
8	9	2	0	0	1,000,000	0	955,241	112,425	1,011,825
10	10	1	500,000	500,000	1,500,000	445,241	1,400,483	149,191	1,491,910
11	33	23	0	0	1,500,000	0	1,400,483	51,375	1,695,386
34	34	1	1,800,000	1,800,000	3,300,000	1,213,388	2,613,870	93,573	3,181,493
35	45	11	0	0	3,300,000	0	2,613,870	74,992	3,374,650
46	46	1	1,000,000	1,000,000	4,300,000	586,513	3,200,383	90,300	4,153,793
47	57	11	0	0	4,300,000	0	3,200,383	77,185	4,399,556
58	58	1	1,060,000	1,060,000	5,360,000	540,922	3,741,305	89,134	5,169,765
59	69	11	0	0	5,360,000	0	3,741,305	79,242	5,467,719
70	70	1	1,123,600	1,123,600	6,483,600	498,874	4,240,179	88,972	6,228,037
71	81	11	0	0	6,483,600	0	4,240,179	81,204	6,577,552
82	82	1	1,191,016	1,191,016	7,674,616	460,095	4,700,274	89,355	7,327,080
83	93	11	0	0	7,674,616	0	4,700,274	83,090	7,727,324
94	94	1	1,262,477	1,262,477	8,937,093	424,330	5,124,604	90,056	8,465,223

Note the Irregular “Cash Flows” in the Above Option Problem.

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Present Value Calculator – Lease With "Bumps"

PRESENT VALUE OF CASH FLOWS

Initial Base Rent:	$117,000.00	**Rent Increase:**	
Payments (Periods) Per Year:	12	Periodic Fixed Increase Per S/F:	$0.05
Rentable Square Feet:	60,000	Indicated Periodic Increase:	$3,000.00
Usable Square Feet:	53,500	Tenant Improvements ("TI's"):	$25.00
Rentable/Usable Ratio:	1.12	Total TI's:	$1,337,500
Rent Rate Per Square Foot:	$1.95	Total Leasing Fees:	576,000
Annual Discount Rate (Nominal):	10.00%	Total TI's and Leasing Fees:	$1,913,500

From Period:	To Period:	Number of Cash Flows:	Given Cash Flow:	Total Cash Flow:	Cumulative Cash Flow:	Leasing Fee Rate:	Leasing Fee:	Cumulative Leasing Fee:	PV @ 10.00%	Cumulative PV:	Cash Flow(s) With Same PV (NUS):	Total NUS Cash Flow(s):
0	0	1	$117,000	$117,000	$117,000	5.0000%	$5,850	$5,850	$117,000	$117,000	$117,000	$117,000
1	11	11	117,000	1,287,000	1,404,000	5.0000%	64,350	70,200	1,224,908	1,341,908	128,176	1,409,931
12	23	12	120,000	1,440,000	2,844,000	5.0000%	72,000	142,200	1,245,858	2,587,766	124,105	2,854,412
24	35	12	123,000	1,476,000	4,320,000	5.0000%	73,800	216,000	1,155,960	3,743,726	123,762	4,331,656
36	47	12	126,000	1,512,000	5,832,000	5.0000%	75,600	291,600	1,071,911	4,815,637	124,253	5,839,888
48	59	12	129,000	1,548,000	7,380,000	5.0000%	77,400	369,000	993,410	5,809,047	125,040	7,377,349
60	71	12	132,000	1,584,000	8,964,000	2.5000%	39,600	408,600	920,160	6,729,207	125,948	8,942,302
72	83	12	135,000	1,620,000	10,584,000	2.5000%	40,500	449,100	851,871	7,581,077	126,904	10,533,039
84	95	12	138,000	1,656,000	12,240,000	2.5000%	41,400	490,500	788,260	8,369,337	127,872	12,147,883
96	107	12	141,000	1,692,000	13,932,000	2.5000%	42,300	532,800	729,054	9,098,392	128,834	13,785,195
108	119	12	144,000	1,728,000	15,660,000	2.5000%	43,200	576,000	673,991	9,772,382	129,776	15,443,378

The Lease_PV_Calc_$ Calculator Computes Present Values, Leasing Fees, Equivalent Flat Rent, and More. A Flat Rent of $129,776 has the Same PV as the Increasing Rent Schedule Ranging From $117,000 to $144,000.

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Present Value Calculator – Lease With % Increases

PRESENT VALUE OF CASH FLOWS

Initial Base Rent:	$117,000.00	**Rent Increase:**	
Payments (Periods) Per Year:	12	Periodic Percent Increase:	3.0000%
Rentable Square Feet:	60,000	Tenant Improvements ("TI's"):	$25.00
Usable Square Feet:	53,500	Total TI's:	$1,337,500
Rentable/Usable Ratio:	1.12	Total Leasing Fees:	588,733
Rent Rate Per Square Foot:	$1.95	Total TI's and Leasing Fees:	$1,926,233
Annual Discount Rate (Nominal):	10.00%		

From Period:	To Period:	Number of Cash Flows:	Given Cash Flow:	Total Cash Flow:	Cumulative Cash Flow:	Leasing Fee Rate:	Leasing Fee:	Cumulative Leasing Fee:	PV @ 10.00%	Cumulative PV:	Cash Flow(s) With Same PV (NUS):	Total NUS Cash Flow(s):
0	0	1	$117,000	$117,000	$117,000	5.0000%	$5,850	$5,850	$117,000	$117,000	$117,000	$117,000
1	11	11	117,000	1,287,000	1,404,000	5.0000%	64,350	70,200	1,224,908	1,341,908	128,176	1,409,931
12	23	12	120,510	1,446,120	2,850,120	5.0000%	72,306	142,506	1,251,153	2,593,060	124,359	2,860,252
24	35	12	124,125	1,489,504	4,339,624	5.0000%	74,475	216,981	1,166,536	3,759,596	124,286	4,350,019
36	47	12	127,849	1,534,189	5,873,812	5.0000%	76,709	293,691	1,087,642	4,847,238	125,068	5,878,210
48	59	12	131,685	1,580,214	7,454,027	5.0000%	79,011	372,701	1,014,083	5,861,321	126,165	7,443,736
60	71	12	135,635	1,627,621	9,081,647	2.5000%	40,691	413,392	945,499	6,806,821	127,401	9,045,441
72	83	12	139,704	1,676,449	10,758,097	2.5000%	41,911	455,303	881,554	7,688,375	128,700	10,682,116
84	95	12	143,895	1,726,743	12,484,840	2.5000%	43,169	498,472	821,934	8,510,308	130,026	12,352,499
96	107	12	148,212	1,778,545	14,263,385	2.5000%	44,464	542,935	766,345	9,276,654	131,358	14,055,284
108	119	12	152,658	1,831,902	16,095,287	2.5000%	45,798	588,733	714,516	9,991,170	132,682	15,789,130

The Lease_PV_Calc_% Calculator Computes Present Values, Leasing Fees, Equivalent Flat Rent, and More. A Flat Rent of $132,682 has the Same PV as the Increasing Rent Schedule Ranging From $117,000 to $152,658.

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Rent Calculator – Tenant Improvements & Leasing Fees

RENT CALCULATOR

TI Cost Calculator (Per Usable Square Foot):					End Mode
N	I%YR	PV	PMT	FV	P/YR
48	10.00%	$25.00	($0.634065)	$0.00	12
60	10.00%	25.00	(0.531176)	0.00	12
120	10.00%	25.00	(0.330377)	0.00	12
TI Cost Calculator (Per Rentable Square Foot):					
48	10.00%	$22.29	($0.565374)	$0.00	12
60	10.00%	22.29	(0.473632)	0.00	12
120	10.00%	22.29	(0.294586)	0.00	12
Commission Cost Calculator (Per Usable S.F.):					
48	10.00%	$291,600.00	($0.138238)	$0.00	12
60	10.00%	369,000.00	(0.146545)	0.00	12
120	10.00%	576,000.00	(0.142278)	0.00	12
Commission Cost Calculator (Per Rentable S.F.):					
48	10.00%	$291,600.00	($0.123262)	$0.00	12
60	10.00%	369,000.00	(0.130669)	0.00	12
120	10.00%	576,000.00	(0.126865)	0.00	12

Input a Few Key Assumptions (in Blue) and the Rent Calculator Does the Rest of the Work.

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Rent Calculator – Rentable & Usable Results Per S.F.

RENT CALCULATOR

			N	N	N
BASE RENT:		**Rent Calculation:**	48	60	120
Rentable S.F.:	**60,000**	**Rentable:**			
Base Rent/Rentable S.F.:	**$1.530000**	**Base Rate S.F.:**	$1.530000	**$1.530000**	**$1.530000**
Usable S.F.:	**53,500**	Plus TI's:	0.565374	0.473632	0.294586
		Plus Commission:	0.123262	0.130669	0.126865
Load S.F.:	6,500	**TI's & Commission:**	**$0.688636**	**$0.604301**	**$0.421451**
Rentable/Usable Ratio:	**1.1215**	**Total Rent S.F.:**	**$2.218636**	**$2.134301**	**$1.951451**
		Rent:	**$133,118.18**	**$128,058.08**	**$117,087.04**
Given Rentable/Usable Ratio:	**1.1215**				
Given Usable S.F.:	**53,500**	**Usable:**			
Indicated Rentable S.F.:	**60,000**	**Base Rate S.F.:**	$1.715888	**$1.715888**	**$1.715888**
		Plus TI's:	0.634065	0.531176	0.330377
Rent (Rentable S.F.):	**$91,800.00**	Plus Commission:	0.138238	0.146545	0.142278
		TI's & Commission:	**$0.772303**	**$0.677721**	**$0.472655**
Base Rent/Usable S.F.	**$1.715888**	**Total Rent S.F.:**	**$2.488190**	**$2.393609**	**$2.188543**
Rent (Usable S.F.):	**$91,800.00**	Rent:	**$133,118.18**	**$128,058.08**	**$117,087.04**
		Difference in Rent/S.F.:			
		Usable - Rentable:	**$0.269554**	**$0.259308**	**$0.237092**

Determining the Rent to Recover Tenant Improvement and Leasing Costs Over Any Term on a Rentable or Usable S.F. Basis Has Never Been Easier.

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Highlights

The Computer Calculator™ is a "Must" for Anyone Involved in Real Estate Finance, Leasing, or Investment

- Outstanding Manual With Comprehensive, Easy-to-Follow Examples
- Unique Existing Note Calculators That Display Alternatives as Assumptions are Entered and Allow Easy "Side-by-Side" Comparisons of Financing Alternatives
- Powerful Amortization Calculators That Handle ARM, GPM, GPARM, Skipped Payment, Balloon Payment, and Other Irregular Payment Notes
- One-of-a-Kind Yield Calculators That Automatically Display the Initial Investment, Profit, Yield, Points, Alternative Investments at Desired Yields, and More
- Unique Build Note Model For Participation Loans, Custom Financing, and Converting Interest Income to Capital Gains Income
- Versatile Discount Note and APR Models
- Determine Yield, Points, Profit, Investment Base, Payback and More
- Date Calculator For General Date and 1031 Exchange Calculations
- Tax Rate Calculator For Overall Tax Rate Calculations
- Easy-to-Use Rent Calculator Calculates Tenant Improvement, Leasing Fees and Rent Costs For Multiple Lease Terms on Rentable and Usable S.F. Basis
- Powerful Present Value Calculators Effortlessly Solve The Most Challenging Irregular Payment Problems
- Present Value Calculators Determine "Flat Rent" Alternatives to Graduated or Periodic Percentage Rent Increases
- Annual Internal Rate of Return Calculators For 5, 10, and 15 Year Investment Periods Which Display Yield Proofs, Net Present Value, Net Uniform Series, and Net Future Value Alternatives for Achieving Desired Yields