

# UI'S \$39 MILLION PARKING LOT

## UI ANALYSIS: WON'T RELEASE

### PLAIN FACTS ANALYSIS:

	<u>Staying Put at 157 Church</u>	<u>Brand New Luxury Offices</u>	
<b><u>BUILDING &amp; LAND</u></b>			
Mortgage	\$0	\$1,730,976	
Land Lease	0	683,000	
Amortized Equity	0	822,500	
Rent	2,310,000	0	
Utilities/Operations	1,531,600	1,120,000	
<b>SUBTOTAL</b>	<b>\$3,841,600</b>	<b>\$4,356,476</b>	
<b><u>TAXES</u></b>			
Land/Building/ Personal Property	\$737,063	\$1,453,159	
<b>SUBTOTAL</b>	<b>\$737,063</b>	<b>\$1,453,159</b>	
<b><u>PARKING</u></b>			
Land Lease	\$0	\$102,000	
Maintenance	0	48,000	
Employee Group Rate	*	0	
<b>SUBTOTAL</b>	<b>\$0</b>	<b>\$150,000</b>	
<b><u>ONE-TIME COSTS</u></b>			
Financing Points & Fees	\$0	\$493,000	
Soft Costs	0	3,290,000	
Moving Costs	0	150,000	
<b>SUBTOTAL</b>	<b>\$0</b>	<b>\$3,933,000</b>	
<b>GRAND TOTAL YEAR ONE</b>	<b>\$4,578,663</b>	<b>\$9,892,635</b>	<b>\$5,313,792</b>
<b>OVER 20 YEARS</b>	<b>\$93,693,352</b>	<b>\$132,486,436</b>	<b>\$38,793,084</b>