



## Shared Workspace

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- Warehouse.rtf

- Go to HomeScreen...
- Add New Document...
- Add New Folder...
- Add New File/Folder...
- Get Updates - Last updated: 10/26/2008

## Executive Dashboard



### Property Information

|                          |                 |
|--------------------------|-----------------|
| Property Name            | Immortal Plaza  |
| Property Type            | Office & Retail |
| Property Size            | 11.2%           |
| Average Occupancy        | 85.5%           |
| Analysis Start           | January 2008    |
| End Date                 | December 2010   |
| General Lease            | 0.50%           |
| General Vacancy Rate     | 10.00%          |
| Credit & Collection Loss | 1.00%           |

| Revenues and Expenses     | Unit  | Amount    |
|---------------------------|-------|-----------|
| Mechanical Penetration    | 1.77  | \$20,000  |
| Reimburse Expenses        | 42.10 | \$418,000 |
| Non-Reimbursable Expenses | 1.88  | \$44,107  |

| Asset Roll & Market Modeling | Unit | Amount      |
|------------------------------|------|-------------|
| Totals                       | 14   | \$1,202,100 |
| Market Leasing Assumptions   | 8    |             |

| Top 5 Tenants by Total Rent | Unit | Amount    |
|-----------------------------|------|-----------|
| Taylor & Francis            | 14.4 | \$100,100 |
| Via-De-Brookridge           | 14.4 | \$100,100 |
| Rothschild                  | A    | \$100,100 |
| BBB Travel                  | 100  | \$94,107  |
| Harper & Row                | C    | \$50,400  |

### Financial Values & Yield

|                           |              |
|---------------------------|--------------|
| Unleveraged Discount Rate | 9.00%        |
| Unleveraged Present Value | \$12,002,100 |
| Leveraged Discount Rate   | 11.00%       |
| Leveraged Present Value   | \$12,000,100 |
| Cap Rate                  | 9.00%        |
| Calculated Return         | \$14,004,400 |
| Purchase Price            | \$12,007,400 |
| Unleveraged IRR           | 9.00%        |
| Direct Cap Value          | \$12,007,400 |

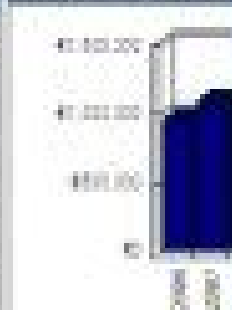
### Cap Rate Matrix - Unleveraged

| Cap Rate | PV @ 9.00%   | PV @ 10.00%  | PV @ 11.00%  |
|----------|--------------|--------------|--------------|
| 7.00%    | \$14,000,140 | \$13,000,000 | \$12,000,300 |
| 8.00%    | \$13,004,887 | \$12,000,000 | \$11,000,000 |
| 9.00%    | \$12,000,300 | \$11,000,000 | \$10,000,497 |

### Summary Cash Flow

- Potential Gross Revenue
- Vacancy & Absorption
- Effective Gross Revenue
- Operating Expenses
- Net Operating Income
- Leasing & Capital Co.
- Cash Flow Before Debt
- Debt Service
- Cash Flow After Debt

### Net Operating Income



### Unleveraged Present Value



# Argus Valuation Dcf Step By Guide

**C Cleary**



## **Argus Valuation Dcf Step By Guide:**

This book delves into Argus Valuation Dcf Step By Guide. Argus Valuation Dcf Step By Guide is an essential topic that needs to be grasped by everyone, from students and scholars to the general public. This book will furnish comprehensive and in-depth insights into Argus Valuation Dcf Step By Guide, encompassing both the fundamentals and more intricate discussions.

1. The book is structured into several chapters, namely:
    - Chapter 1: Introduction to Argus Valuation Dcf Step By Guide
    - Chapter 2: Essential Elements of Argus Valuation Dcf Step By Guide
    - Chapter 3: Argus Valuation Dcf Step By Guide in Everyday Life
    - Chapter 4: Argus Valuation Dcf Step By Guide in Specific Contexts
    - Chapter 5: Conclusion
  2. In chapter 1, the author will provide an overview of Argus Valuation Dcf Step By Guide. The first chapter will explore what Argus Valuation Dcf Step By Guide is, why Argus Valuation Dcf Step By Guide is vital, and how to effectively learn about Argus Valuation Dcf Step By Guide.
  3. In chapter 2, this book will delve into the foundational concepts of Argus Valuation Dcf Step By Guide. This chapter will elucidate the essential principles that must be understood to grasp Argus Valuation Dcf Step By Guide in its entirety.
  4. In chapter 3, the author will examine the practical applications of Argus Valuation Dcf Step By Guide in daily life. The third chapter will showcase real-world examples of how Argus Valuation Dcf Step By Guide can be effectively utilized in everyday scenarios.
  5. In chapter 4, this book will scrutinize the relevance of Argus Valuation Dcf Step By Guide in specific contexts. The fourth chapter will explore how Argus Valuation Dcf Step By Guide is applied in specialized fields, such as education, business, and technology.
  6. In chapter 5, the author will draw a conclusion about Argus Valuation Dcf Step By Guide. This chapter will summarize the key points that have been discussed throughout the book.
- The book is crafted in an easy-to-understand language and is complemented by engaging illustrations. This book is highly recommended for anyone seeking to gain a comprehensive understanding of Argus Valuation Dcf Step By Guide.

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hey are characterised by rigidity incompressibility slow diffusion and mechanical strength they are classified as a crystalline  
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