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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 2015
General Lease	0.00%
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 Loading	Unit	Amount
Totals	14	\$1,202,100
Market Loading Assumptions	8	

Top 5 Tenants by Total Rent	Rank	Rent
Taylor & Francis	1-4-5	\$100,100
Via-De-Brookridge	Full	\$100,000
Rothschild	A	\$100,000
BBB Travel	100	\$94,107
Harper & Row	C	\$50,400

Financial Values & Yield

Unleveraged Discount Rate	9.00%
Unleveraged Present Value	\$12,003,300
Leveraged Discount Rate	11.00%
Leveraged Present Value	\$12,388,121
Cap Rate	9.00%
Calculated Return	\$14,004,400
Purchase Price	\$12,007,400
Unleveraged IRR	9.00%
Direct Cap Rate	\$12,387,400

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%	\$13,000,000	\$12,000,000	\$11,000,000
9.00%	\$12,000,000	\$11,000,000	\$10,000,000

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

Jessica J Manson



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 - The Rise of Digital Reading Argus Valuation Dcf Step By Guide
 - Advantages of eBooks Over Traditional Books
2. Identifying Argus Valuation Dcf Step By Guide
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Argus Valuation Dcf Step By Guide
 - User-Friendly Interface
4. Exploring eBook Recommendations from Argus Valuation Dcf Step By Guide

- Personalized Recommendations
- Argus Valuation Dcf Step By Guide User Reviews and Ratings
- Argus Valuation Dcf Step By Guide and Bestseller Lists
- 5. Accessing Argus Valuation Dcf Step By Guide Free and Paid eBooks
 - Argus Valuation Dcf Step By Guide Public Domain eBooks
 - Argus Valuation Dcf Step By Guide eBook Subscription Services
 - Argus Valuation Dcf Step By Guide Budget-Friendly Options
- 6. Navigating Argus Valuation Dcf Step By Guide eBook Formats
 - ePub, PDF, MOBI, and More
 - Argus Valuation Dcf Step By Guide Compatibility with Devices
 - Argus Valuation Dcf Step By Guide Enhanced eBook Features
- 7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Argus Valuation Dcf Step By Guide
 - Highlighting and Note-Taking Argus Valuation Dcf Step By Guide
 - Interactive Elements Argus Valuation Dcf Step By Guide
- 8. Staying Engaged with Argus Valuation Dcf Step By Guide
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Argus Valuation Dcf Step By Guide
- 9. Balancing eBooks and Physical Books Argus Valuation Dcf Step By Guide
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Argus Valuation Dcf Step By Guide
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Argus Valuation Dcf Step By Guide
 - Setting Reading Goals Argus Valuation Dcf Step By Guide
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Argus Valuation Dcf Step By Guide

- Fact-Checking eBook Content of Argus Valuation Dcf Step By Guide
- Distinguishing Credible Sources

13. Promoting Lifelong Learning

- Utilizing eBooks for Skill Development
- Exploring Educational eBooks

14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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