

# A SMOOTH MOVE HOW-TO GUIDE: PROPERTY ANALYSIS

Developed by Karen Warner, Commercial Relocation Expert

PROPERTY ANALYSIS EXAMPLE									
Location	Area/ Square Feet	Lease Term	Rental Rate/ Square Feet	Additional Expenses	Estimate of Additional Expenses**	Rental Rate w/ Expenses	Annual Cost of Occupancy	Growth Potential	Comments
800 W. State St.	5,742	5 Years	\$25.50	Janitorial	\$1.75	\$27.25	\$156,470	Additional 2,500 square feet available	Parking is tight
715 S. Capital Blvd.	6,029	3 Years	\$27.85	None All expenses are included	\$0	\$27.85	\$167,908	Additional 4,000 square feet available	Good Parking, but difficult access
2037 Technology Dr.	6,197	5 years	\$29.25	None All expenses are included	\$0	\$29.25	\$181,262	None	On-site cafeteria, good parking and access
300 E. 41st St.	6,422	5 Years	\$24.95	Utilities Janitorial	\$3.00	\$27.95	\$179,495	None	Older building, no free parking, additional storage space available at reduced cost.

\*Square foot rental rates are quoted on an annual basis. Some areas may quote rates on a monthly basis.

\*\* Ask your real estate broker to estimate these expenses for your area. Utility and janitorial expenses can vary greatly from one location to another.

