



211
W. WACKER

COST ANALYSIS

Square Feet:	8,750
Total Purchase Price (per Rentable Square Foot)	\$230.00
Total Purchase Price:	\$2,012,500

After-Tax Analysis

Case Study:
**211 W.
Wacker
Drive**

10% Down Financing Assumption

Total Purchase Price	\$2,012,500
Less: 10% Down Payment	(\$201,250)
Total Amount Financed	\$1,811,250
Annual Interest Rate	6.50%
Term	25 years
Annual payment	\$145,965
Monthly Payment	\$12,163
Annual Loan Payment per Rentable Square Foot	\$16.68
Annual Budgeted Expenses per Rentable Square Foot	\$13.20
Total Cost per Rentable Square Foot	\$29.88
Total annual debt service and expenses	\$261,450.00
Total monthly debt service and expenses	\$21,788.00

The above analysis does not include Buyer's share of sales tax. These numbers are only approximations to help analyze the merits of leasing versus owning your own property. Consult your own legal and financial advisors to assess your individual situation.

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