

SunTrust Bank Building Financing @ 2.5%

	LOAN BALANCE	ANNUAL INTEREST PAYMENT	ANNUAL PRINCIPAL PAMENT	LOAN BALANCE
CLOSING	\$700,000.00			\$560,000.00
YEAR ONE	\$560,000.00	\$14,000.00	\$140,000.00	\$420,000.00
YEAR TWO	\$420,000.00	\$10,500.00	\$140,000.00	\$280,000.00
YEAR THREE	\$280,000.00	\$7,000.00	\$140,000.00	\$140,000.00
YEAR FOUR	\$140,000.00	\$3,500.00	\$140,000.00	\$0.00
	Total Interest Paid	\$35,000.00		

Does NOT include Legal Cost for Bonding

PEEL BUILDING VS SUNTRUST BUILDING OPTIONS

SunTrust Building Rehab			
Cost Per Sq. Foot	Total Square Feet	Total Cost	ONLY 12,000 sf
\$50.00	16000	\$800,000.00	\$600,000.00
\$60.00	16000	\$960,000.00	\$720,000.00
\$70.00	16000	\$1,120,000.00	\$840,000.00
\$80.00	16000	\$1,280,000.00	\$960,000.00
\$90.00	16000	\$1,440,000.00	\$1,080,000.00

Peel Building Rehab		
Cost Per Sq. Foot	Total Square Feet	Total Cost
\$80.00	13000	\$1,040,000.00
\$90.00	13000	\$1,170,000.00
\$100.00	13000	\$1,300,000.00
\$110.00	13000	\$1,430,000.00
\$120.00	13000	\$1,560,000.00

SUNTRUST BUILDING

Building Cost	Rehab. Cost	TOTAL COST	Sale of Peel Bldg.	NET COST	COST PER SQ FT.
\$725,000.00	\$800,000.00	\$1,525,000.00	\$300,000.00	\$1,225,000.00	\$50.00
\$725,000.00	\$960,000.00	\$1,685,000.00	\$300,000.00	\$1,385,000.00	\$60.00
\$725,000.00	\$1,120,000.00	\$1,845,000.00	\$300,000.00	\$1,545,000.00	\$70.00
\$725,000.00	\$1,280,000.00	\$2,005,000.00	\$300,000.00	\$1,705,000.00	\$80.00
\$725,000.00	\$1,440,000.00	\$2,165,000.00	\$300,000.00	\$1,865,000.00	\$90.00

SUNTRUST BUILDING - REHAB ONLY 12,000 SQUARE FEET

Building Cost	Rehab. Cost	TOTAL COST	Sale of Peel Bldg.	NET COST	COST PER SQ FT.
\$725,000.00	\$600,000.00	\$1,325,000.00	\$300,000.00	\$1,025,000.00	\$50.00
\$725,000.00	\$720,000.00	\$1,445,000.00	\$300,000.00	\$1,145,000.00	\$60.00
\$725,000.00	\$840,000.00	\$1,565,000.00	\$300,000.00	\$1,265,000.00	\$70.00
\$725,000.00	\$960,000.00	\$1,685,000.00	\$300,000.00	\$1,385,000.00	\$80.00
\$725,000.00	\$1,080,000.00	\$1,805,000.00	\$300,000.00	\$1,505,000.00	\$90.00

PEEL BUILDING

Building Cost	Rehab. Cost	TOTAL COST		NET COST	COST PER SQ FT.
\$300,000.00	\$1,040,000.00	\$1,340,000.00	\$0.00	\$1,340,000.00	\$80.00
\$300,000.00	\$1,170,000.00	\$1,470,000.00	\$0.00	\$1,470,000.00	\$90.00
\$300,000.00	\$1,300,000.00	\$1,600,000.00	\$0.00	\$1,600,000.00	\$100.00
\$300,000.00	\$1,430,000.00	\$1,730,000.00	\$0.00	\$1,730,000.00	\$110.00
\$300,000.00	\$1,530,000.00	\$1,830,000.00	\$0.00	\$1,830,000.00	\$120.00