

I. Rollover Assumptions Report

Added an expand/collapse all button.

Expanded

Assumptions Check

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VACANCY AND COLLECTION LOSS MISC. INCOME, EXPENSES, AND CAPEX **ROLLOVER ASSUMPTIONS**

| | UoM | Year 1 FYE Dec-2016 | Year 2 FYE Dec-2017 | Year 3 FYE Dec-2018 | Year 4 FYE Dec-2019 | Year 5 FYE Dec-2020 | Year 6 FYE Dec-2021 | Year 7 FYE Dec-2022 | Year 8 FYE Dec-2023 | Year 9 FYE Dec-2024 | Year 10 FYE Dec-2025 |
|----------------------------|------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|
| Std Office MLA | | | | | | | | | | | |
| Renewal Probability | % | 90.0% | 90.0% | 10.0% | 10.0% | 50.0% | 50.0% | 70.0% | 70.0% | 20.0% | 20.0% |
| Market Rent | | | | | | | | | | | |
| New | \$/SF/Year | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 |
| Renewal | \$/SF/Year | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 | \$23.50 |
| Growth Rate | % | | | | | | | | | | |
| Rent Adjustments | | | | | | | | | | | |
| Downtime | Months | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| Free Rent | | | | | | | | | | | |
| New | Months | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| Renewal | Months | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Tenant Improvements | | | | | | | | | | | |
| New | \$/SF | \$10 | \$10 | \$10 | \$10 | \$10 | \$10 | \$10 | \$10 | \$10 | \$10 |
| Renewal | \$/SF | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 | \$5 |
| Growth Rate | % | - | 2.5% | 2.5% | 2.5% | 2.5% | 2.5% | 2.5% | 2.5% | 2.5% | 2.5% |
| Leasing Commissions | | | | | | | | | | | |
| New | % | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% |

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Assumptions Check

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VACANCY AND COLLECTION LOSS MISC. INCOME, EXPENSES, AND CAPEX **ROLLOVER ASSUMPTIONS**

| | UoM | Year 1 FYE Dec-2016 | Year 2 FYE Dec-2017 | Year 3 FYE Dec-2018 | Year 4 FYE Dec-2019 | Year 5 FYE Dec-2020 | Year 6 FYE Dec-2021 | Year 7 FYE Dec-2022 | Year 8 FYE Dec-2023 | Year 9 FYE Dec-2024 | Year 10 FYE Dec-2025 |
|----------------------------|--------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|
| Std Office MLA | | | | | | | | | | | |
| Renewal Probability | % | 90.0% | 90.0% | 10.0% | 10.0% | 50.0% | 50.0% | 70.0% | 70.0% | 20.0% | 20.0% |
| Market Rent | | | | | | | | | | | |
| Downtime | Months | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| Free Rent | | | | | | | | | | | |
| Tenant Improvements | | | | | | | | | | | |
| Leasing Commissions | | | | | | | | | | | |
| Lease Term | Months | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 |
| Expense Recovery | | Std BY Office | Std BY Office | Std BY Office | Std BY Office | Std BY Office | Std BY Office | Std BY Office | Std BY Office | Std BY Office | Std BY Office |
| Std Retail MLA | | | | | | | | | | | |

II. Rent Roll

When highlighting a tenant to copy using the Ctrl+C hotkey, the user can insert the copied data either before or after any tenant on the rent roll.

Copying the data of 'Tenant C' and inserting after 'Tenant E'

Rent Roll 6 tenants

| Tenant Name | Suite | Floor | Space Type | Status | Available Date | Start Date | End Date | Lease Duration | Area | Base Rent | Rent Steps | Free Rent |
|-------------|-------|-------|------------|-------------|----------------|------------|-----------|----------------|---------|-------------------------|------------------|------------|
| Tenant A | 5000 | | Office | Contract | Jan-01-09 | Jan-01-09 | Dec-31-18 | 120 mths | 160,000 | 20.10 \$/SF/Year | 21.00 \$/SF/Year | |
| *Option | 5000 | | Office | Speculative | | Jan-01-19 | Dec-31-23 | 60 mths | 150,000 | 22.00 \$/SF/Year | | |
| Tenant B | 4000 | | Office | Contract | Mar-01-12 | Mar-01-12 | Feb-28-22 | 120 mths | 100,000 | 22.00 \$/SF/Year | 22.50 \$/SF/Year | |
| Tenant C | 3001 | | Office | Contract | Jun-01-12 | Jun-01-12 | May-31-22 | 120 mths | 100,000 | 22.75 \$/SF/Year | | 1.5 Months |
| Tenant D | 1075 | | Retail | Contract | Sep-01-12 | Sep-01-12 | Aug-31-22 | 120 mths | 30,000 | 14.00 \$/SF/Year | | |
| Tenant E | 1050 | | Retail | Contract | Nov-01-13 | Nov-01-13 | Oct-31-18 | 60 mths | 10,000 | 16.50 \$/SF/Year | 17.50 \$/SF/Year | |
| Tenant F | 1025 | | Retail | Speculative | Jan-01-16 | Jun-01-16 | May-31-21 | 60 mths | 10,000 | 100.00 % of Market Rent | 3.00 % Increase | |
| Tenant G | 2000 | | Office | Speculative | Jan-01-16 | Apr-01-19 | Mar-31-26 | 84 mths | 85,000 | 23.00 \$/SF/Year | 24.50 \$/SF/Year | |

The data of 'Tenant C' has been copied after 'Tenant E'

Rent Roll 6 tenants

| Tenant Name | Suite | Floor | Space Type | Status | Available Date | Start Date | End Date | Lease Duration | Area | Base Rent | Rent Steps | Free Rent |
|-------------|-------|-------|------------|-------------|----------------|------------|-----------|----------------|---------|-------------------------|------------------|------------|
| Tenant A | 5000 | | Office | Contract | Jan-01-09 | Jan-01-09 | Dec-31-18 | 120 mths | 160,000 | 20.10 \$/SF/Year | 21.00 \$/SF/Year | |
| *Option | 5000 | | Office | Speculative | | Jan-01-19 | Dec-31-23 | 60 mths | 150,000 | 22.00 \$/SF/Year | | |
| Tenant B | 4000 | | Office | Contract | Mar-01-12 | Mar-01-12 | Feb-28-22 | 120 mths | 100,000 | 22.00 \$/SF/Year | 22.50 \$/SF/Year | |
| Tenant C | 3001 | | Office | Contract | Jun-01-12 | Jun-01-12 | May-31-22 | 120 mths | 100,000 | 22.75 \$/SF/Year | | 1.5 Months |
| Tenant D | 1075 | | Retail | Contract | Sep-01-12 | Sep-01-12 | Aug-31-22 | 120 mths | 30,000 | 14.00 \$/SF/Year | | |
| Tenant E | 1050 | | Retail | Contract | Nov-01-13 | Nov-01-13 | Oct-31-18 | 60 mths | 10,000 | 16.50 \$/SF/Year | 17.50 \$/SF/Year | |
| Tenant C | 3001 | | Office | Contract | Jun-01-12 | Jun-01-12 | May-31-22 | 120 mths | 0 | | | |
| Tenant F | 1025 | | Retail | Speculative | Jan-01-16 | Jun-01-16 | May-31-21 | 60 mths | 10,000 | 100.00 % of Market Rent | 3.00 % Increase | |
| Tenant G | 2000 | | Office | Speculative | Jan-01-16 | Apr-01-19 | Mar-31-26 | 84 mths | 85,000 | 23.00 \$/SF/Year | 24.50 \$/SF/Year | |

III. Income & Expenses

Detailed expenses are being entered by clicking the pencil icon.

Income & Expenses

ADD TO PARENT ADD EXPENSE

MISC. INCOME **OPERATING EXPENSES** CAPITAL EXPENSES ALL ITEMS

| | Type | Description | Account | Amount | Unit Of Measure | Frequency | Area | Growth Assumption | Growth Rate | Variable Expense | % Variable | |
|---|------|-----------------------|---------|-----------|-----------------|-----------|---------------|-----------------------|-------------|------------------|------------|---|
| ⋮ | OPER | ▼ Parent | | | | | | | | | | ✕ |
| ⋮ | OPER | Janitorial | | \$475,000 | \$ amount | Annual | Building Area | Reimbursable Growth | 2.50 % | On | 50.00 % | ✕ |
| ⋮ | OPER | Utilities | | \$950,000 | \$ amount | Annual | Building Area | Reimbursable Growth | 2.50 % | On | 50.00 % | ✕ |
| ⋮ | OPER | HVAC | | Detailed | \$ amount | | Building Area | | | Off | 0.00 % | ✕ |
| ⋮ | OPER | Repairs & Maintenance | | \$765,000 | \$ amount | Annual | Building Area | Reimbursable Growth | 2.50 % | Off | 0.00 % | ✕ |
| ⋮ | OPER | Landscaping | | \$225,000 | \$ amount | Annual | Building Area | Reimbursable Growth | 2.50 % | Off | 0.00 % | ✕ |
| ⋮ | OPER | Security | | \$450,000 | \$ amount | Annual | Building Area | Reimbursable Growth | 2.50 % | Off | 0.00 % | ✕ |
| ⋮ | OPER | Management Fee | | 4.00% | % of EGR | Monthly | Building Area | | | Off | 0.00 % | ✕ |
| ⋮ | OPER | Insurance | | \$580,000 | \$ amount | Annual | Building Area | Reimbursable Growth | 2.50 % | Off | 0.00 % | ✕ |
| ⋮ | OPER | Property Taxes | | \$660,000 | \$ amount | Annual | Building Area | Property Taxes Growth | 1.50 % | Off | 0.00 % | ✕ |

Detailed expense popup screen

| | YE dec-16 | YE dec-17 | YE dec-18 | YE dec-19 | YE dec-20 | YE dec-21 | YE dec-22 | YE dec-23 |
|-----------------------|-----------|-----------|------------|------------|-----------|-----------|-----------|-----------|
| January | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| February | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| March | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| April | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| May | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| June | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| July | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| August | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| September | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| October | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| November | 4,166.67 | 1,666.67 | 8,333.33 | 10,000.00 | 833.33 | 1,250.00 | 416.67 | 166.6 |
| December | 4,166.63 | 1,666.63 | 8,333.37 | 10,000.00 | 833.37 | 1,250.00 | 416.63 | 166.6 |
| Annual Total | 50,000.00 | 20,000.00 | 100,000.00 | 120,000.00 | 10,000.00 | 15,000.00 | 5,000.00 | 2,000.0 |
| Growth | %/Year | 0 | 0 | 0 | 0 | 0 | 0 | |
| Inflated Total | 50,000.00 | 20,000.00 | 100,000.00 | 120,000.00 | 10,000.00 | 15,000.00 | 5,000.00 | 2,000.0 |

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SAVE