



F9Analytics® Property Terminal™

Lease Optimization

■ Enter your Lease Guideline

- (0) Lease Term Months: 120
- (1) Lease RSF: 10000
- (2) Start Rate: 10
- (3) Rent Escalations: .10
- (4) Leasing Commissions: .05
- (5) Tenant Improvements: 40

Target NPV Guide: \$316,027.19

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What Terms has Tenant Modified from above, if 'None' input [n] ?

■ Note: Blend and Extend provides for the following modifications only:

- Lease Term Months
- Start Rate
- Rent Escalations
- None [n]

■ Enter, Numbers as 0/2/3 or 'n' to Modify (Only): n

Target Variable Selection

- (0) Lease Term Months
  - (1) Start Rate
  - (2) Rent Escalations
  - (3) Discount Rate
- 

Choose a Target Variable from above that you would like to Optimize.

■ Enter, Target Variable Number [#]: 0

Now, Enter your Target Net Present Value (NPV):

■ To use your Target NPV Guide of \$316,027.19, Enter [y]: y

F9Analytics® Optimization Results

Target Variable: Lease Term Months  
Optimal Target: 145  
Precision Level: 0.1  
Feasibility: Integer Feasible { Value  $\Delta$  : -\$301.81 }  
Target Annuity: \$3,634.42  
Optimal Annuity: \$3,631.36  
Iterations: 360  
Time in Seconds: 0.1939089

██████████ Modified Assumptions ██████████

Lease Term Months: 120 {145.0000}  
Lease RSF: 10,000  
Start Rate: \$10.00 PSF/Annual  
Free Rent Months: 31,32,33,34,35,36  
Free Rent Percentage: 100.00%  
Rent Escalations: 10.00%  
Rent Escalation Index: Every, 60 Months  
Leasing Commissions: 5.00%  
Tenant Improvements: \$40.00  
Blend Extend Activated: True  
Blend Extend Timing: Deferral Start  
Blend Extend Expense Carry: True  
Non-Reimbursable Expenses ▼  
CAM-TAX-INS: \$8.00 PSF/Annual; 3.00% Increase/Annual  
Discount Rate: 7.00%

■ Note: If you replaced your original Lease Term Months assumption above with the Optimal Target of {145.0000} your NPV would be integer feasible {value Δ: -\$301.81}.