

LPHQ Lease v. Purchase 1444 Duke

Projected Cash Savings Over 3 Year Period vs. Watergate

Office Acquisition Net Fund Balance as of 02/25/14: \$324,094 (\$363,164 w-Pledges)

Type	Current Space	Preferred Purchase Space
Location / Class	Watergate Ste 200 in DC (class "A")	1444 Duke
Estimate Actual Lease or Purchase Price	Lease at Curr Rent for 1-3 years full service with a 2.5% increase per year for 2nd & 3rd year	Purch Price of \$825,000 w-\$325,000 down (\$500,000 1st trust at 4.85% for 1st 10 yrs, 25 yr Amort)
Sq. Footage	2,971	2,853
Operating/Taxes/Maint.	F/S	\$9 PSF OTM plus \$165 a month "condo" fee (est 2.5% increase per year)
Other Expense	Est \$102 for storage at Watergate	\$200 for Outside Small Storage
2014	\$ 137,037	\$ 64,610
2015	\$ 140,463	\$ 65,361
2016	\$ 143,974	\$ 66,132
Total 3 Year Cost	\$ 421,474	\$ 196,103
3Yr Savings Over Watergate	\$ -	\$ 225,371
Ave Monthly Expense	\$ 11,708	\$ 5,447
Savings Per Ave Month Over Current	\$ -	\$ 6,260
% Of Savings	\$ -	55%
Ave3 Year Savings Over Curr Lease	\$ -	\$ 225,371
Ave Yearly Savings 1st Three Years	\$ -	\$ 75,124
AVE 3 YEAR BOOK SAVINGS (GAAP P&L)	\$ -	\$ 294,570
Additional notes:	Current space no improvements included in lease. Parking \$285 pm plus or \$16 per hour)	Space is 3 levels and includes file/storage room, kitchen, baths (including one with shower). Free parking on site.
Critical Criteria		Notes
DC, Alexandria or Arlington	Yes	Yes
Reconfigurable sq footage to meet current and future needs	No	Yes Open Floor Plan
Sufficient private office and conf room space	Yes	Yes after Build-out
Adequate on site storage for materials and supplies	Yes	Yes
Restricted access IT closet	Yes	Yes - Small phone service room in basement
Satisfactory reception, kitchen and bathroom space	Yes	Yes - 2 half baths, 1 full bath, kitchen in basement plus kitchenette on 2nd fl
Space for local party activities, meetings, phone banking, parties and events, etc.	Perhaps	Yes in basement
Sufficient space to hold LNC Meetings	No	No
Sufficient access to public transport / safe walkable dist to Metro	Yes	Yes
Able to have exterior signage	No	Yes - brass plate signs allowed outside plus any signage allowed in windows
Meets Overall Criteria (1-10 score w-10 being best)	6.5	9.0