

Sample Land and Building Acquisition for the Sussex Montessori School**At 100% of Enrollment**

Assumptions:	Year 1-5 (lease)	Year 5-30 (purchase)	Year 1-30 (purchase)
Land (acres)	10.00	10.00	10.00
Land (price)	\$40,000.00	\$40,000.00	\$40,000.00
Max. No. of Students	455	455	455
Space per Student (sq. ft)	70	70	70
Total space needed	31,850	31,850	31,850
Building (sq ft)	32,000.00	32,000.00	32,000.00
Building (price per sq ft)	\$10.00	\$125.00	\$125.00
Total to be Mortgaged/Rented:	\$320,000.00	\$4,400,000.00	\$4,400,000.00
Term:	5	25	30
Interest:	0.0%	6.0%	6.0%
Planning Year*	\$0.00	\$0.00	\$0.00
Year 1	\$320,000.00	\$0.00	\$329,244.87
Year 2	\$320,000.00	\$0.00	\$329,244.87
Year 3	\$320,000.00	\$0.00	\$329,244.87
Year 4	\$320,000.00	\$0.00	\$329,244.87
Year 5	\$320,000.00	\$0.00	\$329,244.87
Year 6	\$0.00	\$344,197.56	\$329,244.87
Year 7	\$0.00	\$344,197.56	\$329,244.87
Year 8	\$0.00	\$344,197.56	\$329,244.87
Year 9	\$0.00	\$344,197.56	\$329,244.87
Year 10	\$0.00	\$344,197.56	\$329,244.87
Year 11	\$0.00	\$344,197.56	\$329,244.87
Year 12	\$0.00	\$344,197.56	\$329,244.87
Year 13	\$0.00	\$344,197.56	\$329,244.87
Year 14	\$0.00	\$344,197.56	\$329,244.87
Year 15	\$0.00	\$344,197.56	\$329,244.87
Year 16	\$0.00	\$344,197.56	\$329,244.87
Year 17	\$0.00	\$344,197.56	\$329,244.87
Year 18	\$0.00	\$344,197.56	\$329,244.87
Year 19	\$0.00	\$344,197.56	\$329,244.87
Year 20	\$0.00	\$344,197.56	\$329,244.87
Years 21-30	<u>\$0.00</u>	<u>\$3,441,975.60</u>	<u>\$3,292,448.67</u>
Total	\$1,600,000.00	\$8,604,939.00	\$9,877,346.01
Total Lease/Purchase (B+C)		\$10,204,939.00	

* January 1st Interest Only Payment Capitalized Years 1-30

Sample Land and Building Acquisition for the Sussex Montessori School**AT 80% of Enrollment****Assumptions:**

	Year 1-5 (lease)	Year 5-30 (purchase)	Year 1-30 (purchase)
Land (acres)	5.00	5.00	5.00
Land (price)	\$40,000.00	\$40,000.00	\$40,000.00
Max. No. of Students	364	364	364
Space per Student (sq. ft)	70	70	70
Total space needed	25,480	25,480	25,480
Building (sq ft)	25,000.00	25,000.00	25,000.00
Building (price per sq ft)	\$10.00	\$125.00	\$125.00
Total to be Mortgaged/Rented:	\$250,000.00	\$3,325,000.00	\$3,325,000.00
Term:	5	25	30
Interest:	0.0%	6.0%	6.0%

Planning Year*	\$0.00	\$0.00	\$0.00
Year 1	\$250,000.00	\$0.00	\$248,804.36
Year 2	\$250,000.00	\$0.00	\$248,804.36
Year 3	\$250,000.00	\$0.00	\$248,804.36
Year 4	\$250,000.00	\$0.00	\$248,804.36
Year 5	\$250,000.00	\$0.00	\$248,804.36
Year 6	\$0.00	\$260,103.84	\$248,804.36
Year 7	\$0.00	\$260,103.84	\$248,804.36
Year 8	\$0.00	\$260,103.84	\$248,804.36
Year 9	\$0.00	\$260,103.84	\$248,804.36
Year 10	\$0.00	\$260,103.84	\$248,804.36
Year 11	\$0.00	\$260,103.84	\$248,804.36
Year 12	\$0.00	\$260,103.84	\$248,804.36
Year 13	\$0.00	\$260,103.84	\$248,804.36
Year 14	\$0.00	\$260,103.84	\$248,804.36
Year 15	\$0.00	\$260,103.84	\$248,804.36
Year 16	\$0.00	\$260,103.84	\$248,804.36
Year 17	\$0.00	\$260,103.84	\$248,804.36
Year 18	\$0.00	\$260,103.84	\$248,804.36
Year 19	\$0.00	\$260,103.84	\$248,804.36
Year 20	\$0.00	\$260,103.84	\$248,804.36
Years 21-30	<u>\$0.00</u>	<u>\$2,601,038.38</u>	<u>\$2,488,043.60</u>
Total	\$1,250,000.00	\$6,502,595.95	\$7,464,130.79
Total Lease/Purchase (B+C)		\$7,752,595.95	

* January 1st Interest Only Payment Capitalized Years 1-30