

*The Economic Advantage of Leasing
A Conservatory Suites Office
At 5007 Lincoln Avenue in Lisle, Illinois*

Estimated cost for a private office in Traditional Space, Assuming 700 SF @ \$15.00 net (includes conference and washroom).

Comparison to private office at the Conservatory Suites 234 sqft private office with 570 sqft of commons (conf, kit, wash,wait)

INITIAL INVESTMENT

Furniture, executive office	4000
Furniture, secretarial	3000
Furniture, conference room	7000
Security deposit	700
Office equipment	
Lease initial payment	800
Telephone equipment	1200
Telephone installation (est.)	275
Set up fee	0
Artwork	1000
Total	\$17,975.00

INITIAL INVESTMENT

Furniture, executive office	0
Furniture, secretarial	0
Furniture, conference room	0
Security deposit	950
Office equipment	0
Telephone equipment	0
Telephone installation (est.)	0
Set up fee	150
Artwork	0
Total	\$1,100.00

ANNUAL EXPENSES

Base rent (includes private office, reception area and limited storage)	\$9,800.00
Utilities	600
Depreciation	1600
Janitorial	800
Decorating	1000
Coffee service	300
Stationary, office supplies	2000
Secretary	17500
Health insurance	1300
Payroll taxes	2325
Pension program	600
Hiring costs	600
Temporary help (vacations, etc.)	1500
Telephone service	400
Office equipment leased	960
Total	\$49,925.00

ANNUAL EXPENSES

Base rent (includes private office, fax service, conference room use, kitchen, reception area, and limited storage)	\$11,400
Utilities	0
Depreciation	0
Janitorial	0
Decorating	0
Coffee service	0
Stationary, office supplies	2000
Secretary, assuming 25 hrs/mo @\$25	6600
Health insurance	0
Payroll taxes	0
Pension program	0
Hiring costs	0
Temporary help (vacations, etc.)	0
Telephone service	400
Office equipment leased	0
Total	\$21,300.00

COMPARATIVE RECAP

TRADITIONAL SPACE

Total initial investment	17975
Total annual expenses	49925

CONSERVATORY SUITES

Total initial investment	1100
Total annual expenses	21300

Grand Total, First Year \$67,900.00

Grand Total, First Year \$22,400.00