

County of El Dorado
1900 Lake Tahoe Blvd.
Lease / Purchase Analysis

Purchase Cost (10 years)

Current Purchase Price	1,175,000.00
<i>Estimated:</i>	
Closing Cost	25,000.00
10 year projection of Maint & improv. (@2%)	400,000.00
Added Facility operating costs. (.30 /ft per month)	267,984.00
Total 10 yr Purchase Costs:	1,867,984.00

Lease Currently Includes:

- Maintenance
- All building systems
- Upcoming storm water retention program
- Water & Sewer
- Landscaping, snow & ice
- Trash disposal
- Pest control
- lights & filters

Lease Costs:

Yr	# of mo	Monthly	7,444	Annual
1	10	10,421.60	1.40	104,216.00
2	11	10,682.14	1.44	2.5% 117,503.54
3	11	10,949.19	1.47	2.5% 120,441.09
4	11	11,222.92	1.51	2.5% 123,452.12
5	12	11,503.50	1.55	2.5% 138,042.00
6	12	11,791.08	1.58	2.5% 141,492.96
7	12	12,085.86	1.62	2.5% 145,030.32
8	12	12,388.01	1.66	2.5% 148,656.12
9	12	12,697.71	1.71	2.5% 152,372.52
10	12	13,015.15	1.75	2.5% 156,181.80

Total Lease Costs: **1,347,388.47**

Total 10 yr Purchase Costs: **1,867,984.00**

Difference: **520,595.53**