

Superior to Alternative

Scenario: Compare Bank Deal with LGIS Ins.				
VS				
Alternative Non-Recourse Lenders				
Cost			10,000,000	
Equity	30%		3,000,000	
Debt	70%		7,000,000	
Rate	Spread		2.25%	
	Alternative Lender		6.50%	
	Bank		4.25%	
Points			In	Out
	Alternative Lender		1.25%	0.50%
	Bank + LGIS		3.75%	0.00%
Alternative Lender		Year 1	Year 2	Year 3
	Points	87,500		35,000
	Interest	455,000	455,000	455,000
	Total Costs	542,500	455,000	490,000
NPV	1,237,359			
Bank		1	2	3
	Points	262,500		-
	Interest	297,500	297,500	297,500
	Total Costs	560,000	297,500	297,500
NPV	978,475			
Savings (Cost)	258,884			
% Difference	26.5%			

David L. Eichenblatt, CCIM
President

The Pinnacle Building
3455 Peachtree Rd., NE, 5th Floor
Atlanta, Georgia
30326

v. 404.995.7016
c. 404.229.5888
deichenblatt@lgisgroup.com

w. lgisgroup.com