

LPHQ Lease and Purchase Options
Projected Cash Savings Over 3 Year Period vs. Watergate

Type	Current Space	Preferred Purchase Space
Location / Class	Watergate Ste 200 in DC (class "A")	1428 or 1432 Duke St
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	Est purch price of \$860,000 w-\$310,000 down (\$550,000 1st trust at 5.25% for 1st 10 yrs, 25 yr Amort)
Sq. Footage	2,971	2,853
Operating/Taxes/Maint.	F/S	\$9 PSF OTM plus \$100 a month "condo" fee (est 2.5% increase per year)
Other Expense	Est \$102 for storage at Watergate	\$200 for Outside Small Storage
2013	\$ 133,692	\$ 68,827
2014	\$ 137,034	\$ 69,559
2015	\$ 140,460	\$ 70,309
Total 3 Year Cost	\$ 411,186	\$ 208,696
Ave Monthly Expense	\$ 11,422	\$ 5,797
Current Monthly Rent	\$ 11,141	\$ 11,141
Savings Per Ave Month Over Current	\$ -	\$ 5,344
% Of Savings	\$ -	48%
Total 3 Year Savings Over Curr Lease	\$ -	\$ 192,380
Ave Yearly Savings 1st Three Years	\$ -	\$ 64,127
ACTUAL 3 YEAR BOOK SAVINGS (GAAP P&L)	\$ -	\$ 262,984
Critical Criteria		Notes
DC, Alexandria or Arlington	Yes	Yes
Reconfigurable sq footage to meet current and future needs	No	Not too much
Sufficient private office and conf room space	Yes	Yes
Adequate on site storage for materials and supplies	Yes	Yes
Restricted access IT closet	Yes	Yes - Small utility room in basement
Satisfactory reception, kitchen and bathroom space	Yes	Yes there are 3 1/2 baths, sink and coffe on 2nd floor
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	Perhaps - can have brass plaque for sign - logos in window OK
Meets Overall Criteria (1-10 score w-10 being best)	6.5	7.5