

Calculator Cost Worksheet (Adapted)

Occupancy Type	Office Building
Building Class / Quality	Good Class A
Area	375,744 sf (31,312 sf each floor x 12 floors)
Perimeter	685 lf
Age and Condition	New
Region	Western
City	Sacramento

1.	Base Square Foot Cost	214.00	Sec. 15, pg. 17
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Building Additives/Square Foot Refinements

2.	Heating and Cooling) HVAC	Included	
3.	Elevator	Included	
4.	Other		
5.	Total (add lines 1 through 5)	214.00	

Multiplier Refinements (Height &Size)

6.	Number of Stories Multiplier 12 stories	9 stories x 0.5% = 0.045 (1.045)	Sec. 15, pg. 17
7.	Story Height Multiplier	Base (1.0)	
8.	Floor Area / Perimeter Multiplier	.903	Sec. 15, pg. 38
9.	Other Multiplier (if applicable)		
10.	Combined Multiplier (line 6 x 7 x 8 x 9)	0.944	201.94

Sprinklers

11.	Sprinklers, Wet or Dry	2.41	Sec. 15, pg 37
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12.	Refined Square-Foot Cost (line 6 x 11)	204.35	
13.	Current Cost Multiplier	1.08	Sec. 99, pg. 3
14.	Local Cost Multiplier	1.21	Sec. 99, pg. 6
15.	Final Square-Foot Cost (line 12 x 13 x 14)	267.04	
16.	Building Area	375,744	
17.	Building Cost (line 15 x 16)	\$100,338,677.76	

18.	Pilings 200 at 18'x75'	$(200 \times 75)(68.50) + 28700 = \$1,056,200$	Sec. 51, pg. 4
19.	Pilings Multiplier	$1.09 \times 1.21 = 1.3189$	Sec. 99, pgs. 3 & 6
20.		\$1,393,022.18	
21.	Yard Imps	\$12,000	Given
22.	Building Subtotal	\$101,743,699.94	

Occupancy Type	Parking Garage
Building Class / Quality	Average Class A
Area	230,400 sf (25,600 sf each floor x 9 floors)
Perimeter	640 lf
Age and Condition	New
Region	Western
City	Sacramento

23.	Base Square Foot Cost	55.50	Sec. 14, pg. 34
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Building Additives/Square Foot Refinements

24.	Heating and Cooling) HVAC	None	
25.	Elevator	Included	
26.	Other		
27.	Total (add lines 1 through 5)	55.50	

Multiplier Refinements (Height &Size)

28.	Number of Stories Multiplier 9 stories	9 stories. $6 \times .5\% = 1.030$	Sec. 14, pg. 34
29.	Story Height Multiplier – 10 ft	0.921	Sec. 14, pg. 39
30.	Floor Area / Perimeter Multiplier	0.929	Sec. 14, pg. 38
31.	Other Multiplier (if applicable)		
32.	Combined Multiplier (line 6 x 7 x 8 x 9)	0.881277	\$48.91

Sprinklers

33.	Sprinklers, Wet or Dry	1.93	Sec. 14, pg. 37
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34.	Refined Square-Foot Cost (line 6 x 11)	50.84	
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35.	Current Cost Multiplier	1.09	Sec. 99, pg. 3
36.	Local Cost Multiplier	1.21	Sec. 99, pg. 6
37.	Final Square-Foot Cost (line 12 x 13 x 14)	67.05	
38.	Building Area	230,400	
39.	Building Cost (line 15 x 16)	\$15,448,320.00	
40.	Pilings 125 at 18'x75'	$(125 \times 75)(68.50) + 28,700 =$ \$670,887.50	
41.	Pilings Multiplier	$1.09 \times 1.21 = 1.3189$	
42.		\$884,833.52	
43.	Yard Imps	----	
44.	Garage Subtotal	\$16,333,153.52	

45.	Subtotal (Building and Garage)	\$118,076,853.46	
46.	Financing Costs 2%	\$2,361,537.07	
47.	Leasing Commissions (Building)	\$2,098,800.00	$330,000 \text{ NRA} \times 2.65/\text{sf} \times 48 \text{ mos}$ $\times 0.05$
48.	Leasing Commissions (Garage)	\$75,600.00	$(63 \times 10)/2 \times \$100/\text{sp} \times 48 \text{ mos} \times$ 0.05
49.	RE Taxes	\$303,680.00	$1\% \times 2 + \$20,000,000.00$
50.	Land Value	\$5,184,000	$\$90/\text{sf} \times 57,600 \text{ sf}$
51.	Subtotal (add lines 45 through 50)	\$128,100,470.53	
52.	Entrepreneurial Profit %	12%	
53.	Entrepreneurial Profit (line 21 x line 22)	\$15,372,056.46	
54.	Subtotal (add lines 21 and 23)	\$143,472,527.00	
55.	Broker's Sale Commission %	1.5%	/ .985
56.	Total Cost New (line 24 ÷ [1 – line 25 %])	\$145,657,387.81	

Value Indicator

57.	Total Cost New (line 26)	\$145,657,387.81	
58.	Depreciation % (if applicable)	None	
59.	Depreciation (line 28 % x [line 26 – line 20])		
60.	Value Indicator by Cost Approach (line 27 – line 29)	\$145,657,387.81	