



QUOTED MARKET FACTOR
COLUMN S MUST BE LESS
THAN COL. R

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	Optional Adjustments	
INPUT	INPUT	INPUT & ID	= B - C	INPUT	Input & ID	Input & ID	= F+G	Input & ID	=H+I	Input & ID	=D-J-K	=(J+L)/J	=H*M	=(I*M)+K	=ΣD/(ΣD-ΣO)	=N*P	=Q/H	S	T
Floor Level	Boundary Area	Rentable Exclusions	Floor Rentable Area	Space ID	Tenant Area	Tenant Ancillary Area	Occupant Area	Building Amenity Area	Floor Usable Area	Building Service Area	Floor Service Area	Floor Allocation Ratio	Floor Allocation	Building Amenity & Service Area	Building Allocation Ratio	Rentable Area	Load Factor A	CAPPED LOAD FACTOR	CAPPED RENTABLE AREA
Lower Level				Leasable Area	19,849		19,849		19,849			1.0417			1.1593				
				Building Service						26,656		1.0417			1.1593				
				Building Amenity								1.0417	20,676		1.1593	23,970	1.2076		
				Loading Dock								1.0417		26,656	1.1593				
				VPEN								1.0417			1.1593				
												1.0417			1.1593				
												1.0417			1.1593				
Floor Totals	47,332		47,332		19,849		19,849		19,849	26,656	827	1.0417	20,676	26,656	1.1593	23,970			
Floor 1				Suite 100 (Right Side)	10,054		10,054		10,054			1.0370	10,426		1.1593	12,087	1.2022		
				Suite 110 (Left Side)	9,816		9,816		9,816			1.0370	10,179		1.1593	11,801	1.2022		
												1.0370			1.1593				
												1.0370			1.1593				
												1.0370			1.1593				
			1,178		Building Service						5,287		1.0370		5,287	1.1593			
					VPEN							1.0370			1.1593				
Floor Totals	27,070	1,178	25,892		19,870		19,870		19,870	5,287	735	1.0370	20,605	5,287	1.1593	23,888			
Floor 2				Occupant Area	25,920		25,920		25,920			1.0392	26,937		1.1593	31,229	1.2048		
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
			1,263		VPEN							1.0392			1.1593				
Floor Totals	28,200	1,263	26,937		25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229			
Floor 3				Occupant Area	25,920		25,920		25,920			1.0392	26,937		1.1593	31,229	1.2048		
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
			1,263		VPEN							1.0392			1.1593				
Floor Totals	28,200	1,263	26,937		25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229			
Floor 4				Occupant Area	25,920		25,920		25,920			1.0392	26,937		1.1593	31,229	1.2048		
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
			1,263		VPEN							1.0392			1.1593				
Floor Totals	28,200	1,263	26,937		25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229			
Floor 5				Occupant Area	25,920		25,920		25,920			1.0392	26,937		1.1593	31,229	1.2048		
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
			1,263		VPEN							1.0392			1.1593				
Floor Totals	28,200	1,263	26,937		25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229			
Floor 6				Occupant Area	25,920		25,920		25,920			1.0392	26,937		1.1593	31,229	1.2048		
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
			1,263		VPEN							1.0392			1.1593				
Floor Totals	28,200	1,263	26,937		25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229			



231 Martingale Road - Schaumburg, IL
2017 BOMA Building Calculations Method A

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A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	Optional Adjustments		
INPUT	INPUT	INPUT & ID	= B - C	INPUT	Input & ID	Input & ID	= F+G	Input & ID	=H+I	Input & ID	=D-J-K	=(J+L)/J	=H*M	=(I*M)+K	=ΣD/(ΣD-ΣO)	=N*P	=Q/H	S	T	
Floor Level	Boundary Area	Rentable Exclusions	Floor Rentable Area	Space ID	Tenant Area	Tenant Ancillary Area	Occupant Area	Building Amenity Area	Floor Usable Area	Building Service Area	Floor Service Area	Floor Allocation Ratio	Floor Allocation	Building Amenity & Service Area	Building Allocation Ratio	Rentable Area	Load Factor A	CAPPED LOAD FACTOR	CAPPED RENTABLE AREA	
Floor 7				Occupant Area	25,920		25,920		25,920			1.0392	26,937		1.1593	31,229	1.2048			
												1.0392			1.1593					
												1.0392			1.1593					
												1.0392			1.1593					
												1.0392			1.1593					
												1.0392			1.1593					
			1,263		VPEN								1.0392			1.1593				
Floor Totals	28,200	1,263	26,937		25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229				
Floor 8				Occupant Area	25,920		25,920		25,920			1.0392	26,937		1.1593	31,229	1.2048			
												1.0392			1.1593					
												1.0392			1.1593					
												1.0392			1.1593					
												1.0392			1.1593					
												1.0392			1.1593					
			1,263		VPEN								1.0392			1.1593				
Floor Totals	28,200	1,263	26,937		25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229				
Floor 9				Occupant Area	25,920		25,920		25,920			1.0392	26,937		1.1593	31,229	1.2048			
												1.0392			1.1593					
												1.0392			1.1593					
												1.0392			1.1593					
												1.0392			1.1593					
												1.0392			1.1593					
			1,263		VPEN								1.0392			1.1593				
Floor Totals	28,200	1,263	26,937		25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229				
Floor 10				Occupant Area	24,147		24,147		24,147			1.1155	26,937		1.1593	31,229	1.2933			
												1.1155			1.1593					
												1.1155			1.1593					
												1.1155			1.1593					
					Building Service							1.1155			1.1593					
					Building Amenity							1.1155			1.1593					
			1,263		VPEN							1.1155			1.1593					
Floor Totals	28,200	1,263	26,937		24,147		24,147		24,147		2,790	1.1155	26,937		1.1593	31,229				
Floor 11				Occupant Area	8,994		8,994		8,994			1.3001	11,693		1.1593	13,556	1.5072			
												1.3001			1.1593					
												1.3001			1.1593					
												1.3001			1.1593					
												1.3001			1.1593					
					Building Service						15,123	1.3001		15,123	1.1593					
					Building Amenity							1.3001			1.1593					
		1,384		VPEN							1.3001			1.1593						
Floor Totals	28,200	1,384	26,816		8,994		8,994		8,994	15,123	2,699	1.3001	11,693	15,123	1.1593	13,556				
Building Totals	356,402	13,929	342,473		280,220		280,220		280,220	47,066	15,187		295,407	47,066	1.1593	342,473				

1 These calculations reflect the existing condition of the property. Future changes in occupancy and configuration may alter these calculations.
2 BOMA methodology indicates a rounded Load Factor of 4 decimal places; Rentable Area has been rounded to whole numbers.

1	■ OCCUPANT AREA	19,849 SF
1	■ OCCUPANT STORAGE	0 SF
1	■ FLOOR SERVICE & AMENITY AREAS	826 SF
1	■ BUILDING AMENITY AREAS	0 SF
1	■ BUILDING SERVICE AREAS	26,656 SF
1	■ VERTICAL PENETRATIONS	0 SF
1	7 INTERIOR GROSS AREA	47,332 SF

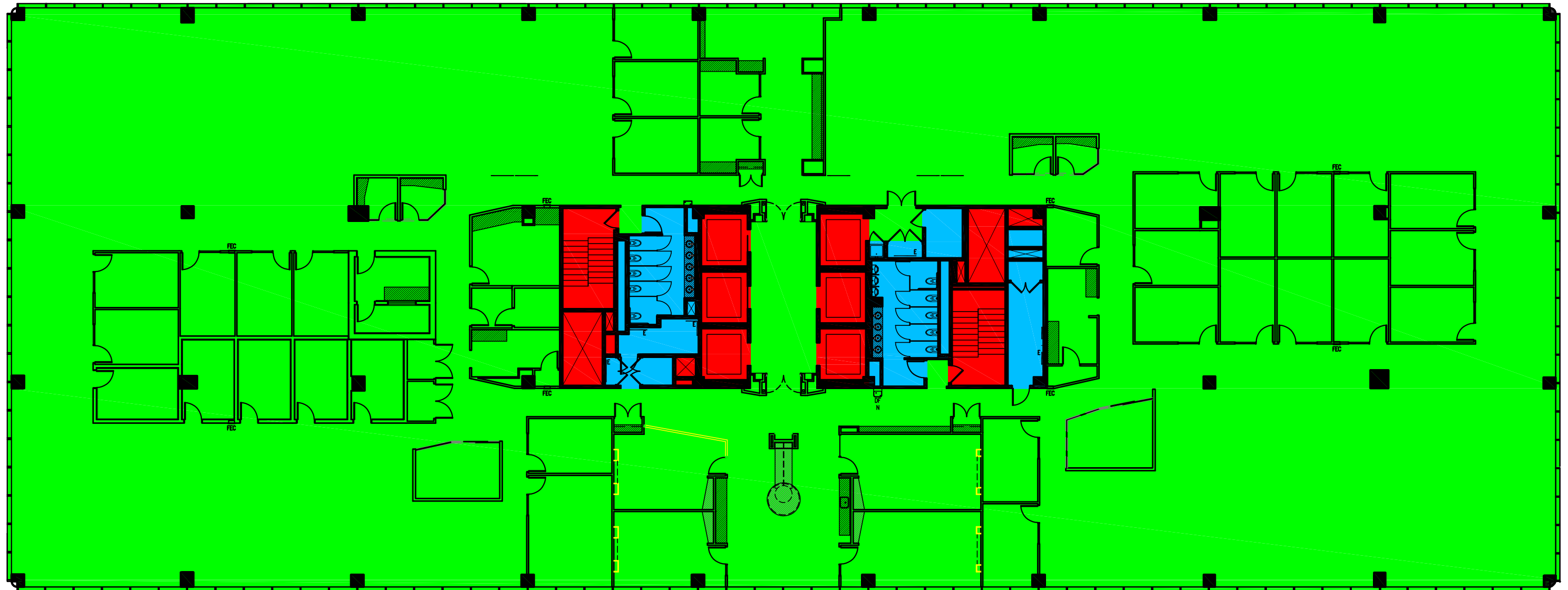
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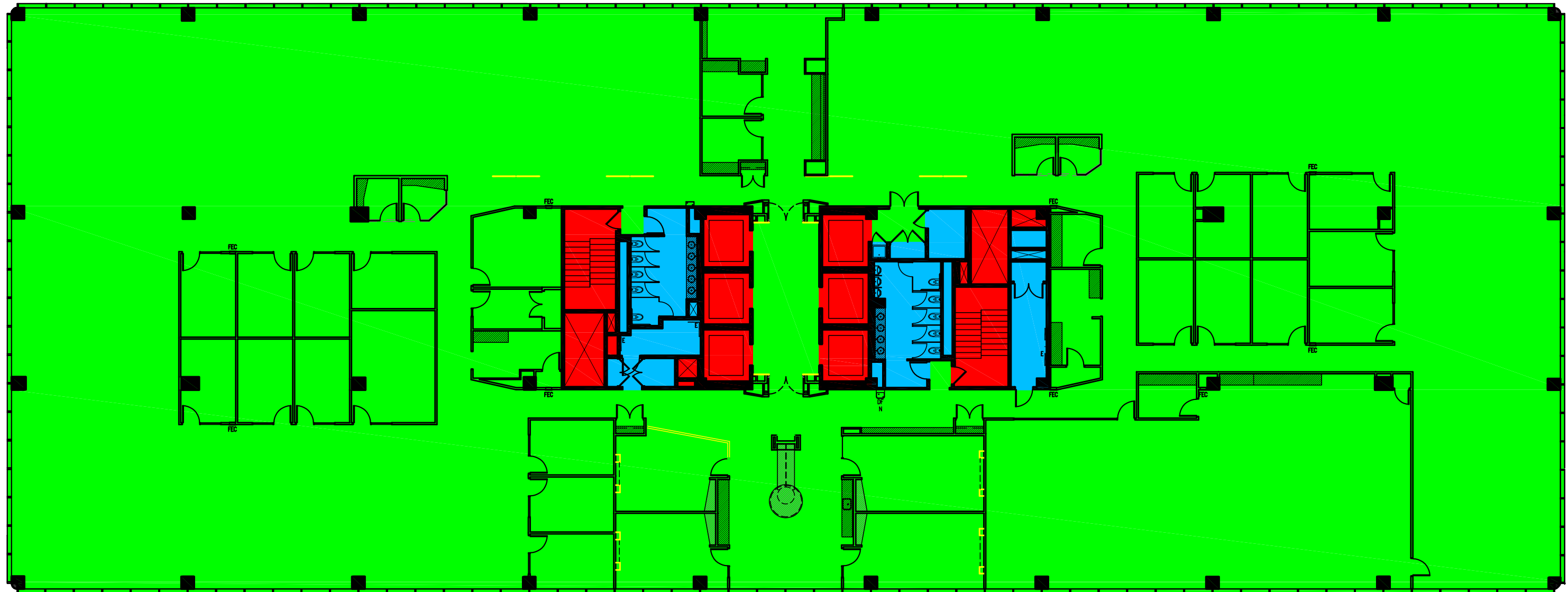
OCCUPANT AREA	19,870 SF
OCCUPANT STORAGE	0 SF
FLOOR SERVICE & AMENITY AREAS	735 SF
BUILDING AMENITY AREAS	0 SF
BUILDING SERVICE AREAS	5,287 SF
VERTICAL PENETRATIONS	1,178 SF
7 INTERIOR GROSS AREA	27,070 SF



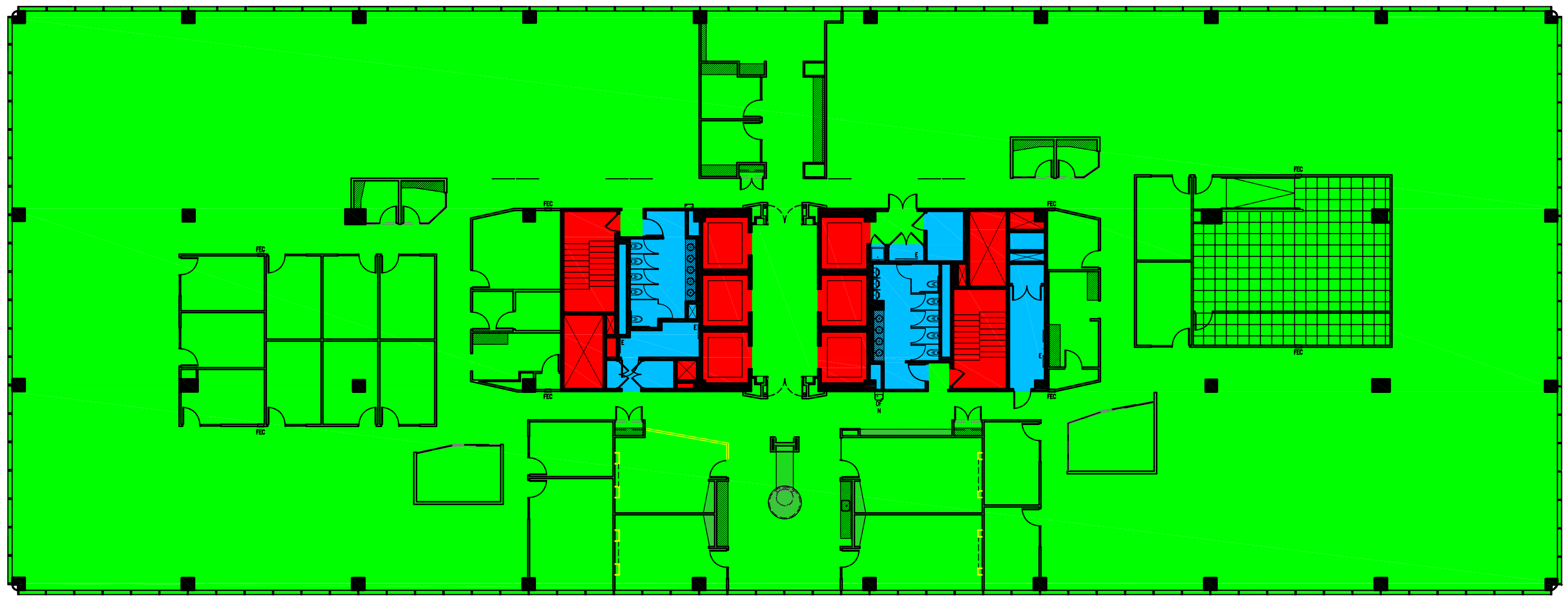
■ OCCUPANT AREA	25,920 SF
■ OCCUPANT STORAGE	0 SF
■ FLOOR SERVICE & AMENITY AREAS	1,016 SF
■ BUILDING AMENITY AREAS	0 SF
■ BUILDING SERVICE AREAS	0 SF
■ VERTICAL PENETRATIONS	1,263 SF
7 INTERIOR GROSS AREA	28,200 SF



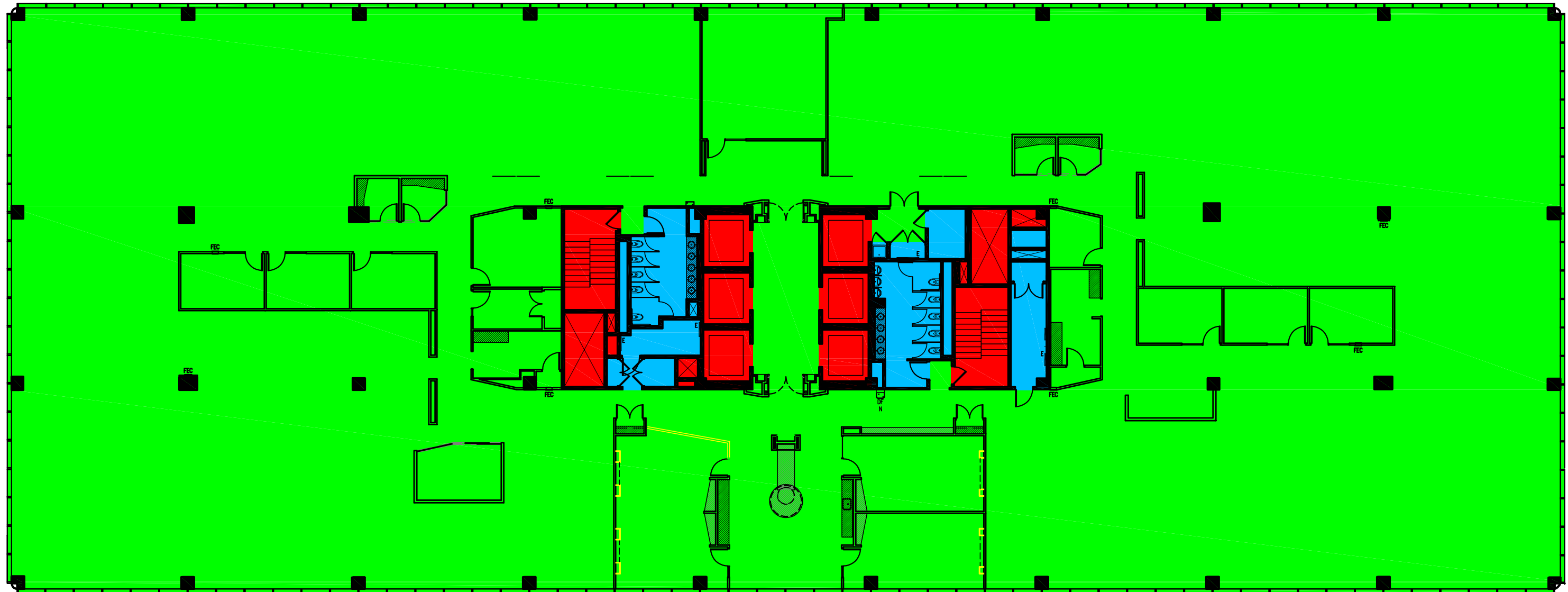
■ OCCUPANT AREA	25,920 SF
■ OCCUPANT STORAGE	0 SF
■ FLOOR SERVICE & AMENITY AREAS	1,016 SF
■ BUILDING AMENITY AREAS	0 SF
■ BUILDING SERVICE AREAS	0 SF
■ VERTICAL PENETRATIONS	1,263 SF
7 INTERIOR GROSS AREA	28,200 SF



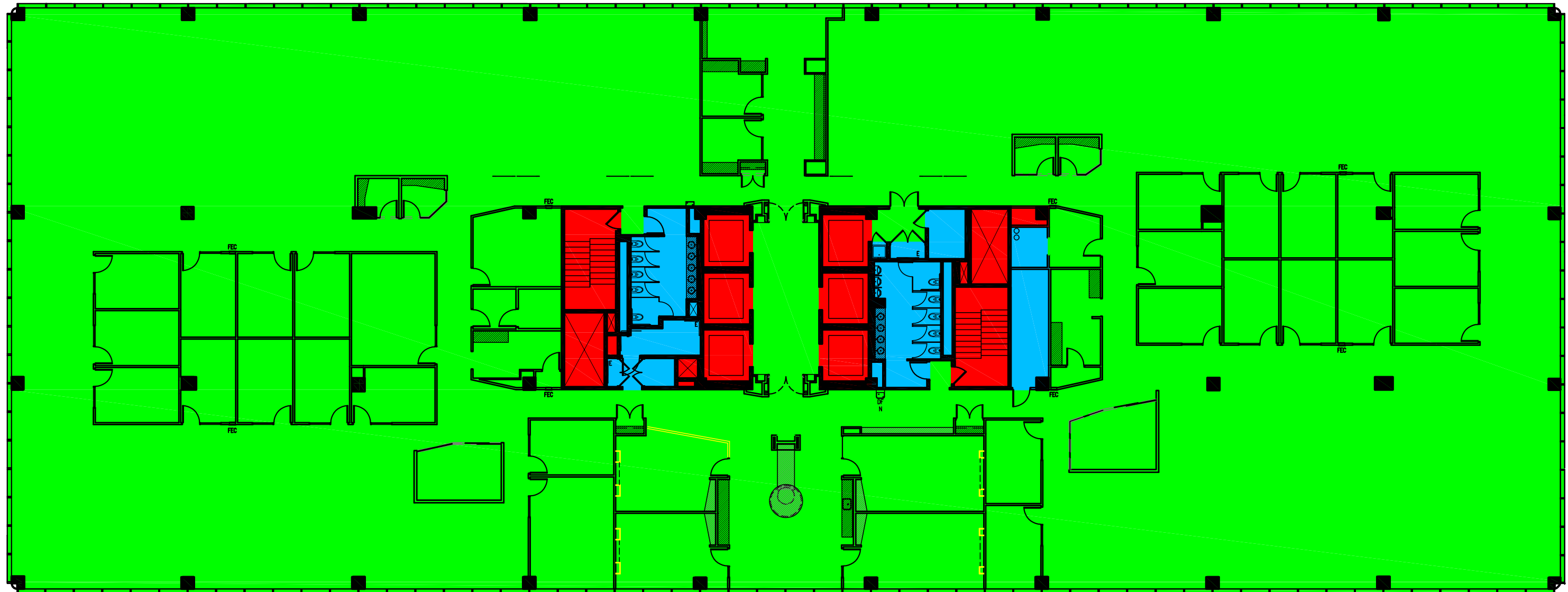
■ OCCUPANT AREA	25,920 SF
■ OCCUPANT STORAGE	0 SF
■ FLOOR SERVICE & AMENITY AREAS	1,016 SF
■ BUILDING AMENITY AREAS	0 SF
■ BUILDING SERVICE AREAS	0 SF
■ VERTICAL PENETRATIONS	1,263 SF
7 INTERIOR GROSS AREA	28,200 SF



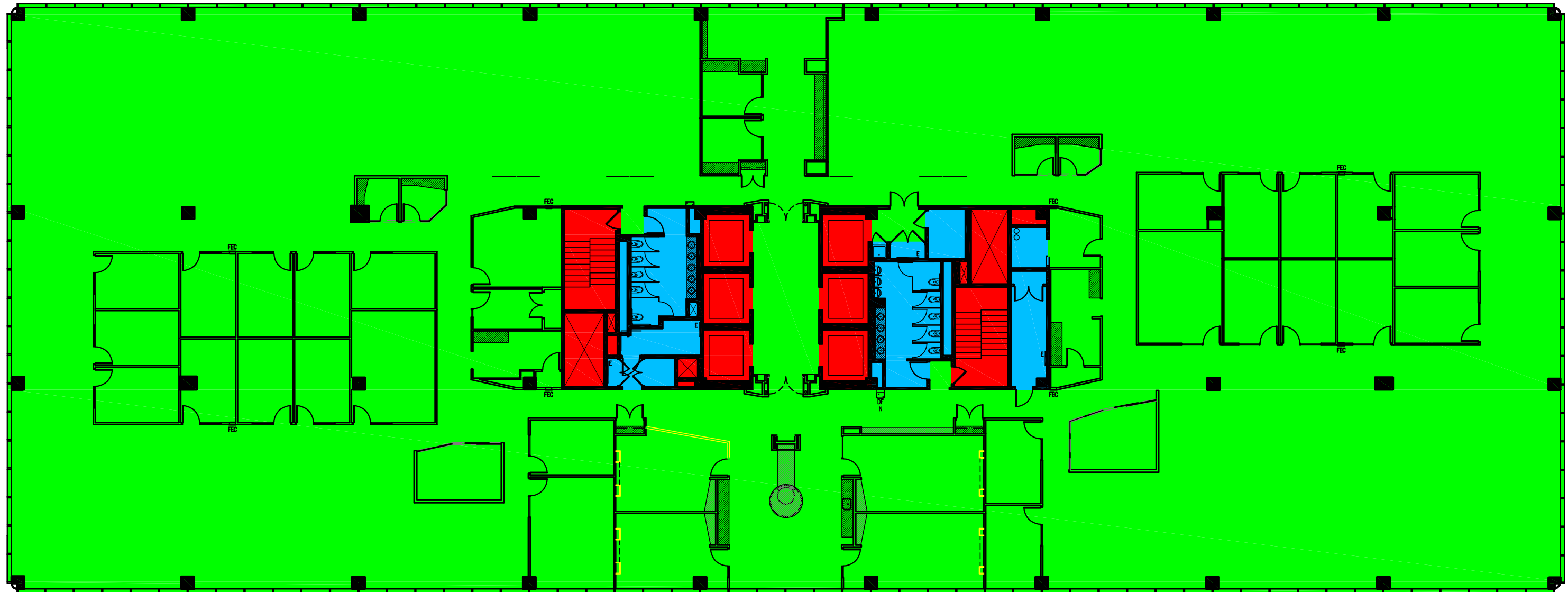
■ OCCUPANT AREA	25,920 SF
■ OCCUPANT STORAGE	0 SF
■ FLOOR SERVICE & AMENITY AREAS	1,016 SF
■ BUILDING AMENITY AREAS	0 SF
■ BUILDING SERVICE AREAS	0 SF
■ VERTICAL PENETRATIONS	1,263 SF
7 INTERIOR GROSS AREA	28,200 SF



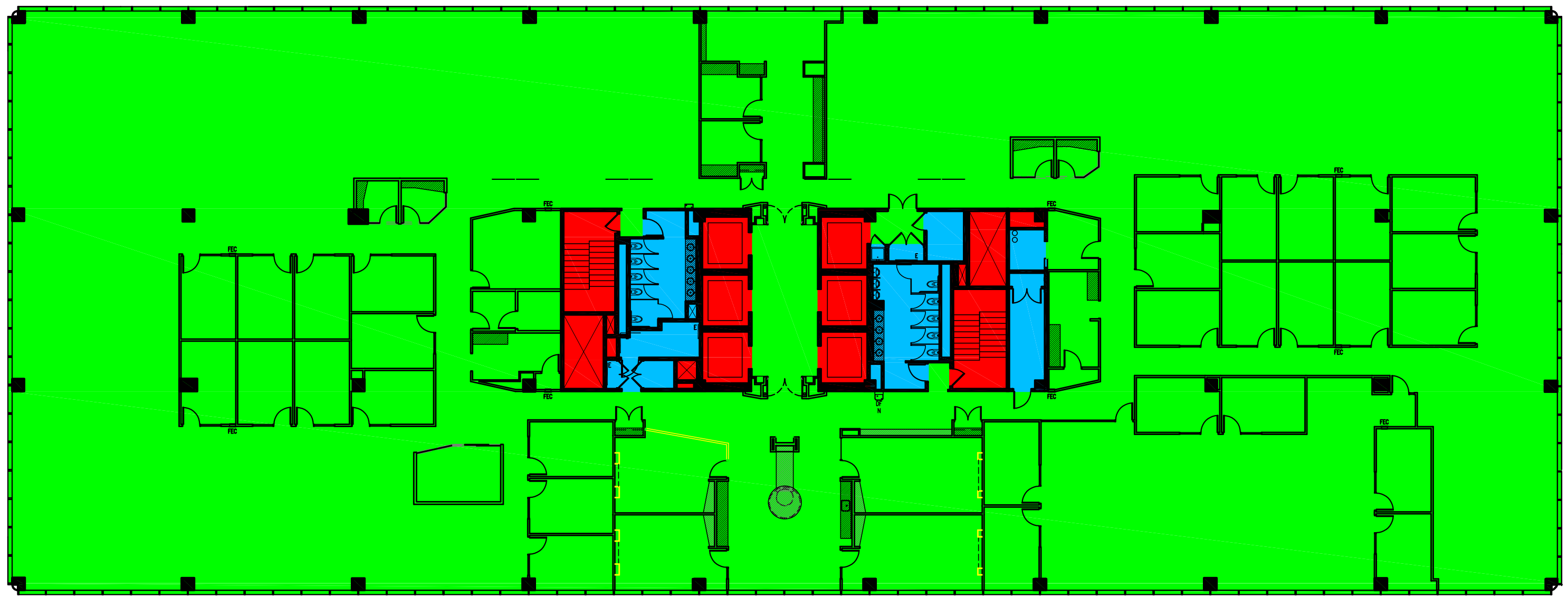
■ OCCUPANT AREA	25,920 SF
■ OCCUPANT STORAGE	0 SF
■ FLOOR SERVICE & AMENITY AREAS	1,017 SF
■ BUILDING AMENITY AREAS	0 SF
■ BUILDING SERVICE AREAS	0 SF
■ VERTICAL PENETRATIONS	1,263 SF
7 INTERIOR GROSS AREA	28,200 SF



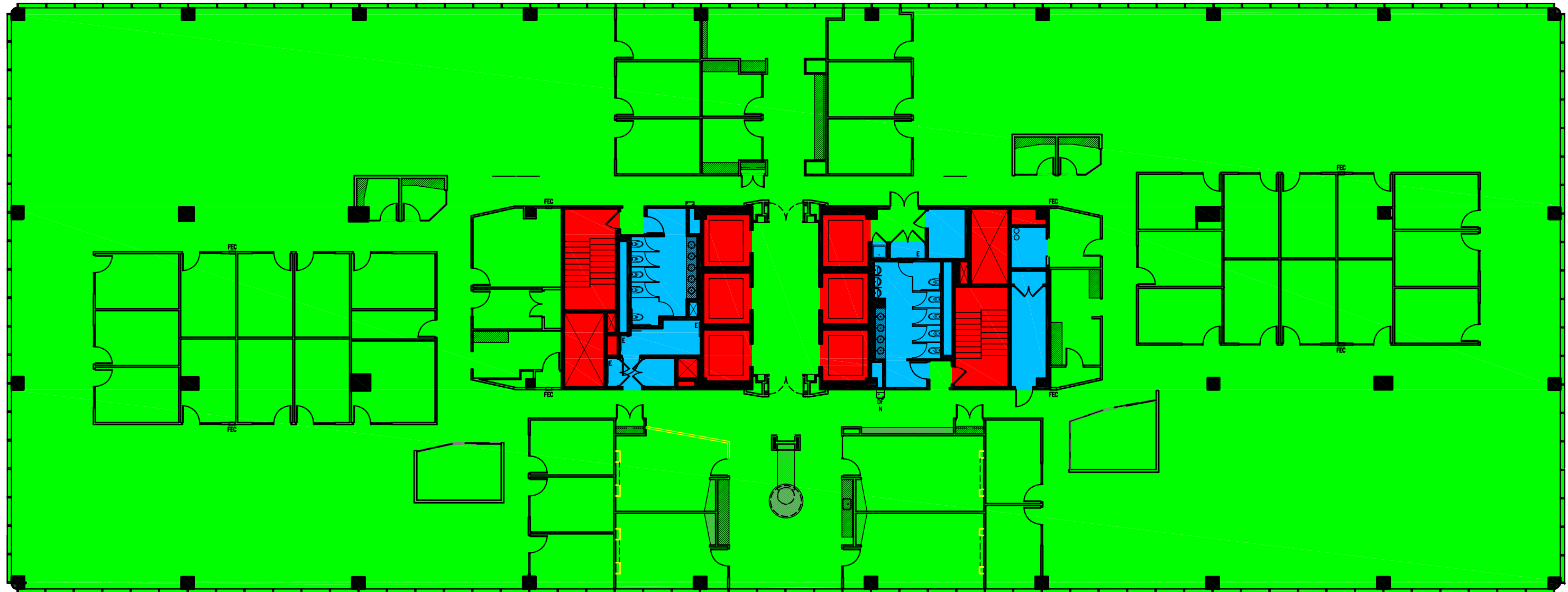
■ OCCUPANT AREA	25,920 SF
■ OCCUPANT STORAGE	0 SF
■ FLOOR SERVICE & AMENITY AREAS	1,017 SF
■ BUILDING AMENITY AREAS	0 SF
■ BUILDING SERVICE AREAS	0 SF
■ VERTICAL PENETRATIONS	1,263 SF
7 INTERIOR GROSS AREA	28,200 SF



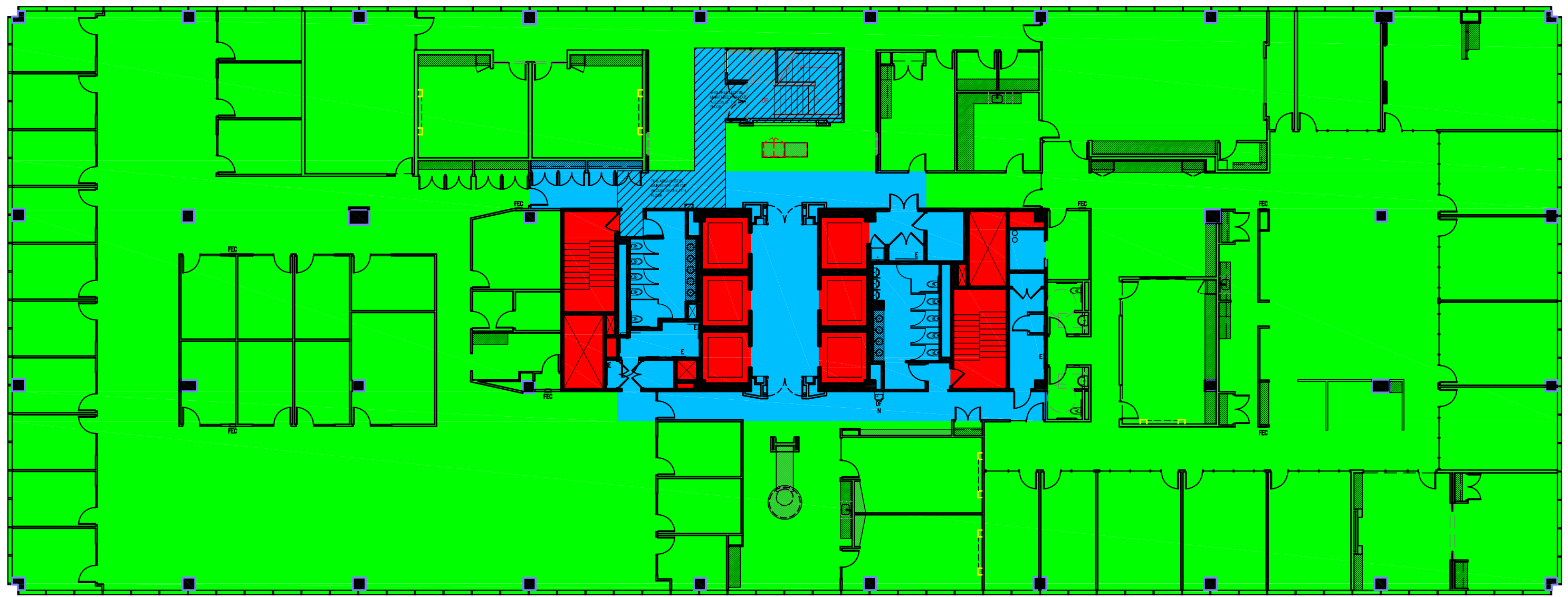
■ OCCUPANT AREA	25,920 SF
■ OCCUPANT STORAGE	0 SF
■ FLOOR SERVICE & AMENITY AREAS	1,017 SF
■ BUILDING AMENITY AREAS	0 SF
■ BUILDING SERVICE AREAS	0 SF
■ VERTICAL PENETRATIONS	1,263 SF
7 INTERIOR GROSS AREA	28,200 SF



■ OCCUPANT AREA	25,920 SF
■ OCCUPANT STORAGE	0 SF
■ FLOOR SERVICE & AMENITY AREAS	1,017 SF
■ BUILDING AMENITY AREAS	0 SF
■ BUILDING SERVICE AREAS	0 SF
■ VERTICAL PENETRATIONS	1,263 SF
7 INTERIOR GROSS AREA	28,200 SF



■ OCCUPANT AREA	24,147 SF
■ OCCUPANT STORAGE	0 SF
■ FLOOR SERVICE & AMENITY AREAS	2,789 SF
■ BUILDING AMENITY AREAS	0 SF
■ BUILDING SERVICE AREAS	0 SF
■ VERTICAL PENETRATIONS	1,263 SF
7 INTERIOR GROSS AREA	28,200 SF



■ OCCUPANT AREA	8,994 SF
■ OCCUPANT STORAGE	0 SF
■ FLOOR SERVICE & AMENITY AREAS	2,699 SF
■ BUILDING AMENITY AREAS	0 SF
■ BUILDING SERVICE AREAS	15,123 SF
■ VERTICAL PENETRATIONS	1,385 SF
7 INTERIOR GROSS AREA	28,200 SF

