

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

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

																		Optional A	diuctmor
	В	С	D			G	H			V		М	N	0	P	0	R	Optional A	lajustmer T
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	<u> </u>	=N*P	=Q/H	ADD TEXT	=H*R
Floor Level	Boundary	Rentable	Floor	Space ID	Tenant Area	Tenant	Occupant	Building	Floor	Building	Floor	Floor	Floor	Building	Building	Rentable	Load Factor	CAPPED	CAPPE
. 1031 =0101	Area	Exclusions	Rentable Area	Span :5		Ancillary Area	Area	Amenity Area	Usable Area	Service Area	Service Area	Allocation Ratio	Allocation	Amenity & Service Area	Allocation Ratio	Area	A	LOAD FACTOR	RENTAB AREA
												1.0417 1.0417			1.1593 1.1593				
												1.0417			1.1593				
Lower Level				Leasable Area	19,849		19,849		19,849	00.050		1.0417	20,676	00.050	1.1593	23,970	1.2076		
				Building Service Building Amenity						26,656		1.0417 1.0417		26,656	1.1593 1.1593				
				Loading Dock								1.0417			1.1593				
				VPEN								1.0417			1.1593				
loor Totals	47,332		47,332		19,849		19,849		19,849	26,656	827	1.0417	20,676	26,656	1.1593	23,970			
				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				
Floor 1												1.0370 1.0370			1.1593 1.1593				
												1.0370			1.1593				
				Building Service						5,287		1.0370		5,287	1.1593				
		1,178		VPEN				<u>L</u>		•		1.0370			1.1593				
loor 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			
				Occupant Area	25,920		25,920		25,920			1.0392	26,937		1.1593	31,229	1.2048		
												1.0392			1.1593				
												1.0392 1.0392			1.1593 1.1593				
Floor 2												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
		1,263		VPEN								1.0392			1.1593				
loor Totals	28,200	1,263	26,937		25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229			
				Occupant Area	25,920		25,920		25,920			1.0392	26,937		1.1593	31,229	1.2048		
												1.0392 1.0392			1.1593 1.1593				
												1.0392			1.1593				
Floor 3												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
		1,263		VPEN								1.0392			1.1593				
loor Totals	28,200	1,263	26,937		25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229	1.0040		
				Occupant Area	25,920		25,920		25,920			1.0392 1.0392	26,937		1.1593 1.1593	31,229	1.2048		
												1.0392			1.1593				
El 4												1.0392			1.1593				
Floor 4												1.0392			1.1593				
												1.0392			1.1593				
		1.000		VDEN								1.0392			1.1593				
loor Totals	28,200	1,263 1,263	26,937	VPEN	25,920		25,920		25,920		1,017	1.0392 1.0392	26,937		1.1593 1.1593	31,229			
iodi idlais	20,200	1,203	20,937	Occupant Area	25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229	1.2048		
				озоцран люа	20,020		20,020		20,020			1.0392	20,001		1.1593	01,229	1.2040		
												1.0392			1.1593				
Floor 5												1.0392			1.1593				
1 1001 0												1.0392			1.1593				
												1.0392			1.1593				
		1,263		VPEN								1.0392 1.0392			1.1593 1.1593				
loor Totals	28,200	1,263	26,937	VI LIN	25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229			
- Jan Talais	20,200	1,200	20,007	Occupant Area	25,920		25,920		25,920		1,517	1.0392	26,937		1.1593	31,229	1.2048		
					,		,-		,			1.0392	,		1.1593	,			
												1.0392			1.1593				
Floor 6												1.0392			1.1593				
, -												1.0392			1.1593				
												1.0392 1.0392			1.1593 1.1593				
		1,263		VPEN	1							1.0392			1.1593				
		.,	26,937		25,920	1	25,920	1	25,920		1,017	1.0392	26,937		1.1593	31,229	1		



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

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

																		Optional A	djustments
Α	В	С	D	E	F	G	Н		J	K	L	M	N	0	P	Q	R	V_S	T
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	$=\sum D/(\sum D-\sum O)$	=N*P	=Q/H	ADD TEXT	=H*R
Floor Level	Boundary	Rentable	Floor	Space ID	Tenant Area	Tenant	Occupant	Building	Floor	Building	Floor	Floor	Floor	Building	Building	Rentable	Load Factor	CAPPED	CAPPED
	Area	Exclusions	Rentable			Ancillary	Area	Amenity	Usable Area	Service Area	Service Area	Allocation	Allocation	Amenity	Allocation	Area	Α	LOAD	RENTABLE
			Area			Area		Area				Ratio		& Service	Ratio			FACTOR	AREA
														Area					
				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				
Floor 7												1.0392			1.1593				
110017												1.0392			1.1593				
												1.0392			1.1593				
		4.000		VOEN								1.0392			1.1593				
Floor Totals	28,200	1,263 1,263	26,937	VPEN	25,920		25,920		25,920		1,017	1.0392 1.0392	26,937		1.1593 1.1593	31,229			
1 1001 10tais	20,200	1,203	20,937	Occupant Area	25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229	1.2048		
1				Occupant Area	25,920		25,920		25,320			1.0392	20,937		1.1593	31,223	1.2040		
												1.0392			1.1593				
Floor 0												1.0392			1.1593				
Floor 8												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
	00.000	1,263	22.22	VPEN	05.000		25.000		07.000		4.04=	1.0392	00.00=		1.1593	24.000			
Floor Totals	28,200	1,263	26,937	Occupant Area	25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229	1.2048		
				Occupant Area	25,920		25,920		25,920			1.0392 1.0392	26,937		1.1593 1.1593	31,229	1.2048		
												1.0392			1.1593				
												1.0392			1.1593				
Floor 9												1.0392			1.1593				
												1.0392			1.1593				
												1.0392			1.1593				
	00.000	1,263	22.22	VPEN	25.000		25.000		25.000		4 0 4 =	1.0392	00.00=		1.1593	24.000			
Floor Totals	28,200	1,263	26,937	0	25,920		25,920		25,920		1,017	1.0392	26,937		1.1593	31,229	4.0000		
				Occupant Area	24,147		24,147		24,147			1.1155 1.1155	26,937		1.1593 1.1593	31,229	1.2933		
												1.1155			1.1593				
												1.1155			1.1593				
Floor 10												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	Occurrent Ave	24,147		24,147		24,147		2,790	1.1155	26,937		1.1593	31,229	4 5070		
				Occupant Area	8,994		8,994		8,994			1.3001 1.3001	11,693		1.1593 1.1593	13,556	1.5072		
												1.3001			1.1593				
												1.3001			1.1593				
Floor 11												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			
	050 105	1 40 000	0.10.175	1	200.005				1	1= 000	45.405			47.005		0.40.475			
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.

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All Calculations conform to the BOMA 2017 for Office Buildings: Standard Methods of Measurement - ANSI/BOMA Z65.1-2017

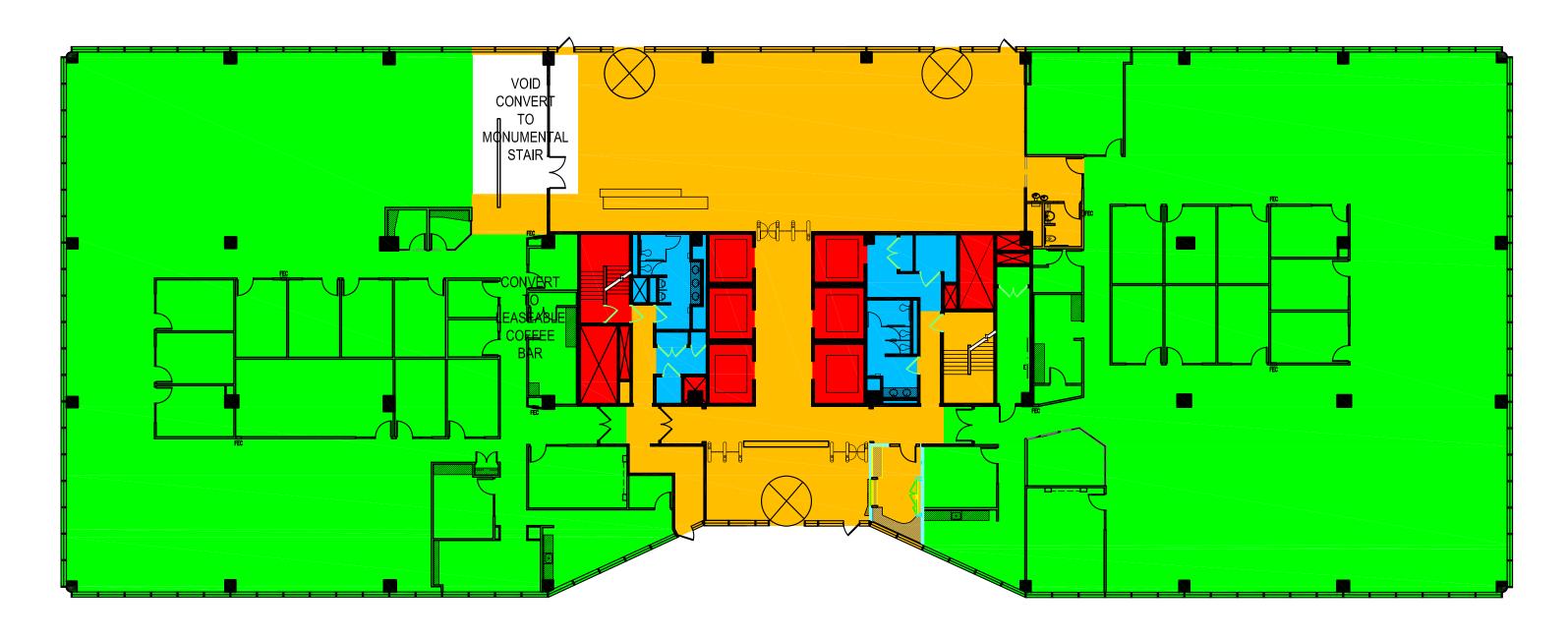




BOMA Calculations
EXISTING LOWER LEVEL
231 MARTINGALE ROAD
SCHAUMBURG, IL

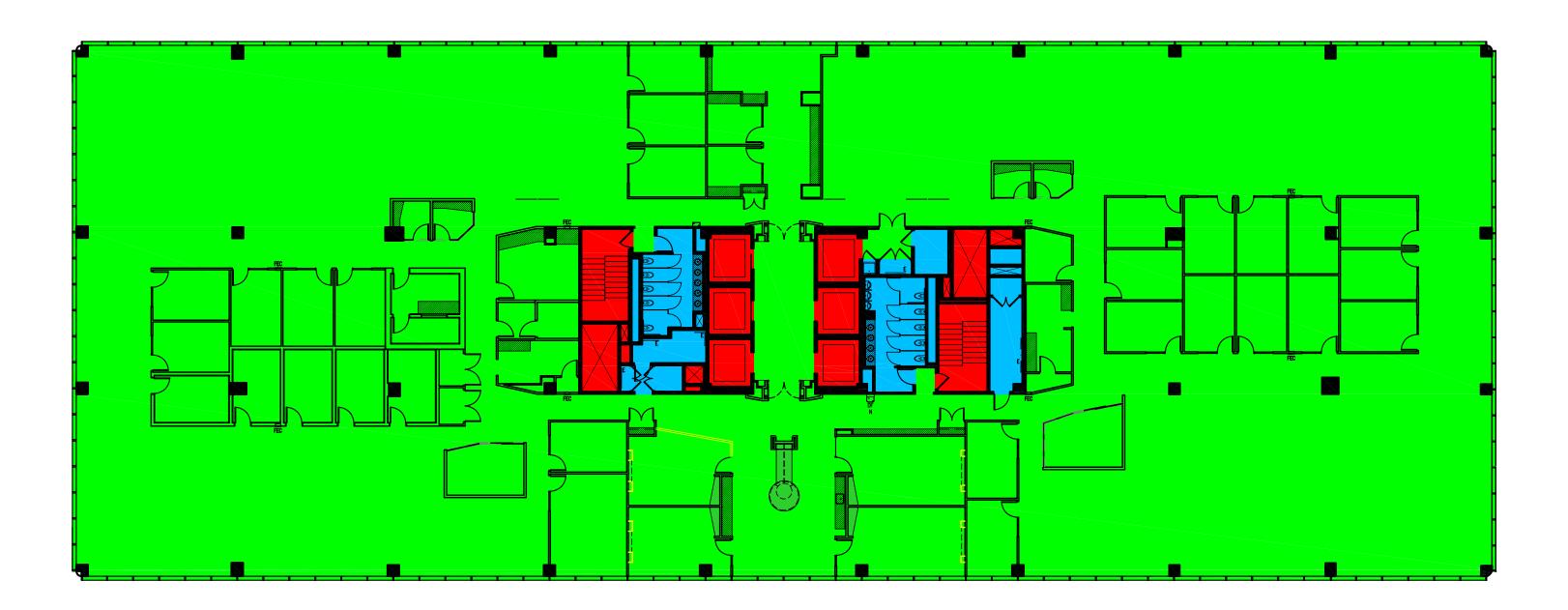
10/25/21

04LXPX.0001.000 11X17 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
INTERIOR GROSS AREA 27,070 SF



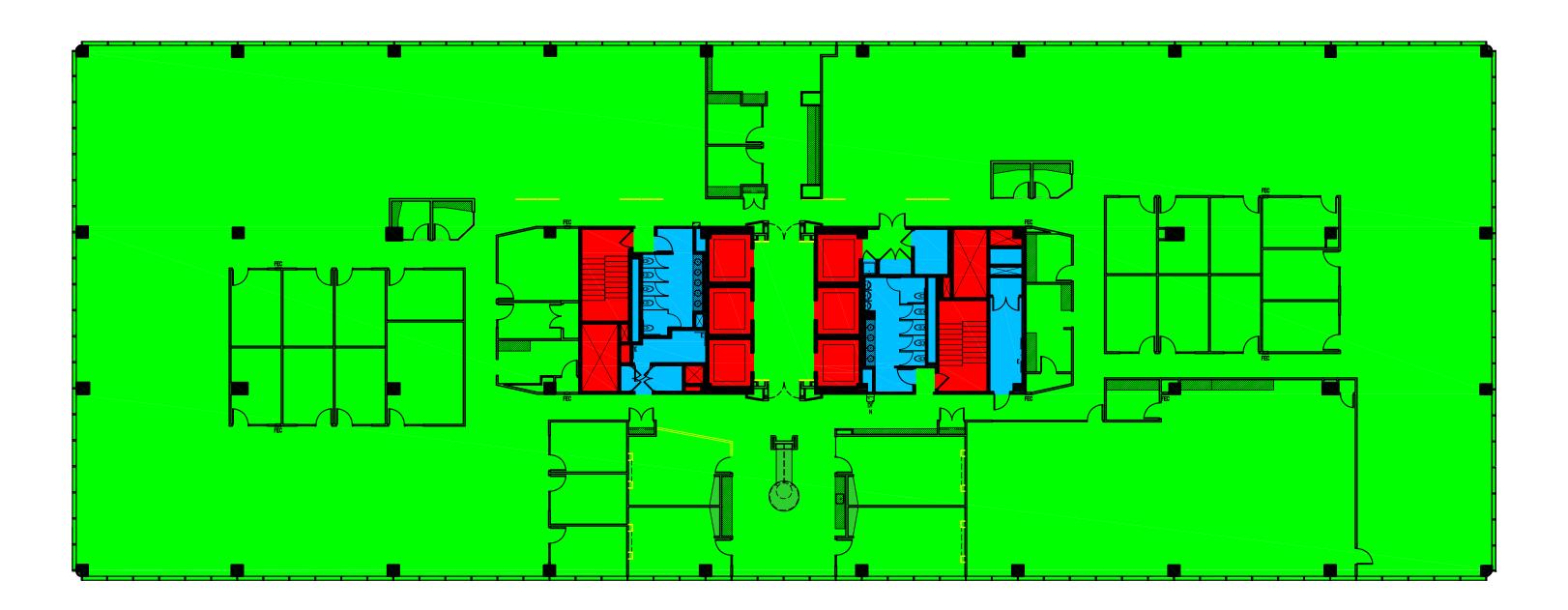


	OCCUPANT AREA	25,920 SF
/	OCCUPANT STORAGE	0 SF
	FLOOR SERVICE & AMENITY AREAS	1,016 SF
	BUILDING AMENITY AREAS	0 SF
	BUILDING SERVICE AREAS	0 SF
	VERTICAL PENETRATIONS	1,263 SF
7	INTERIOR GROSS AREA	28,200 SF





	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



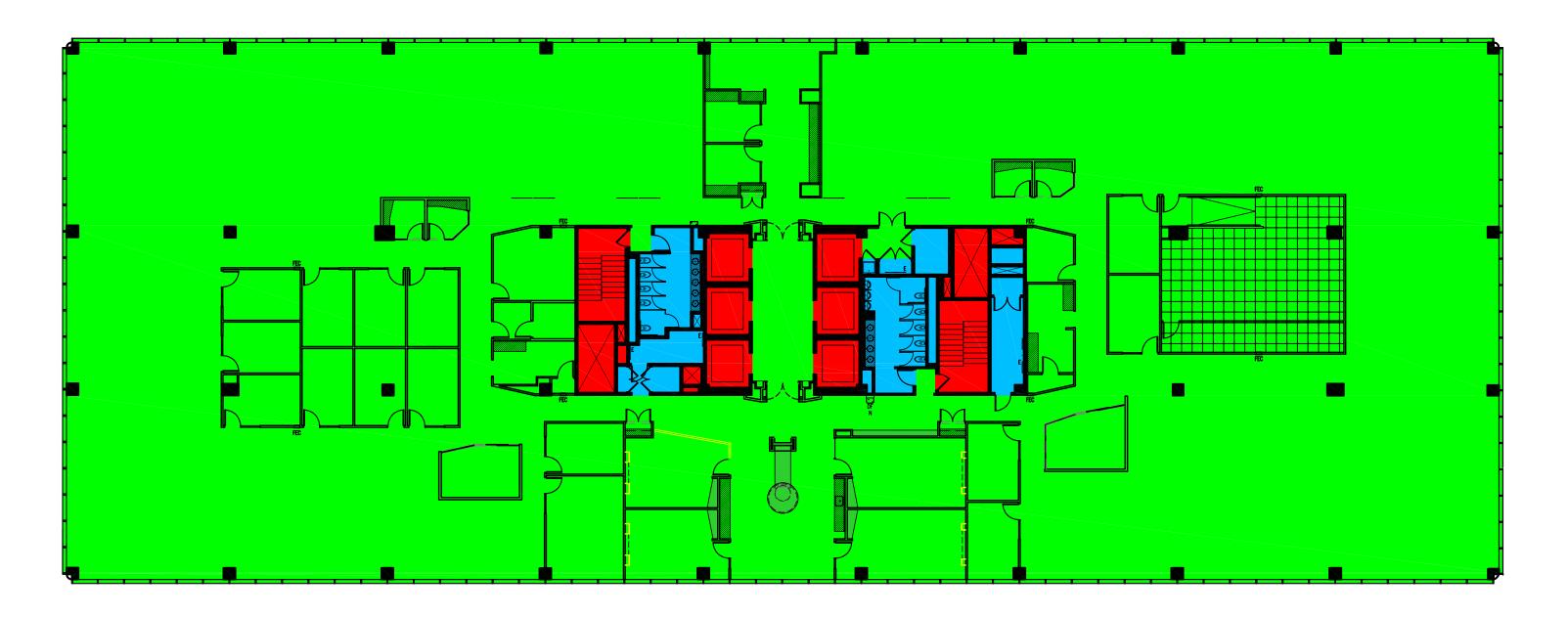


BOMA Calculations

EXISTING 3RD FLOOR

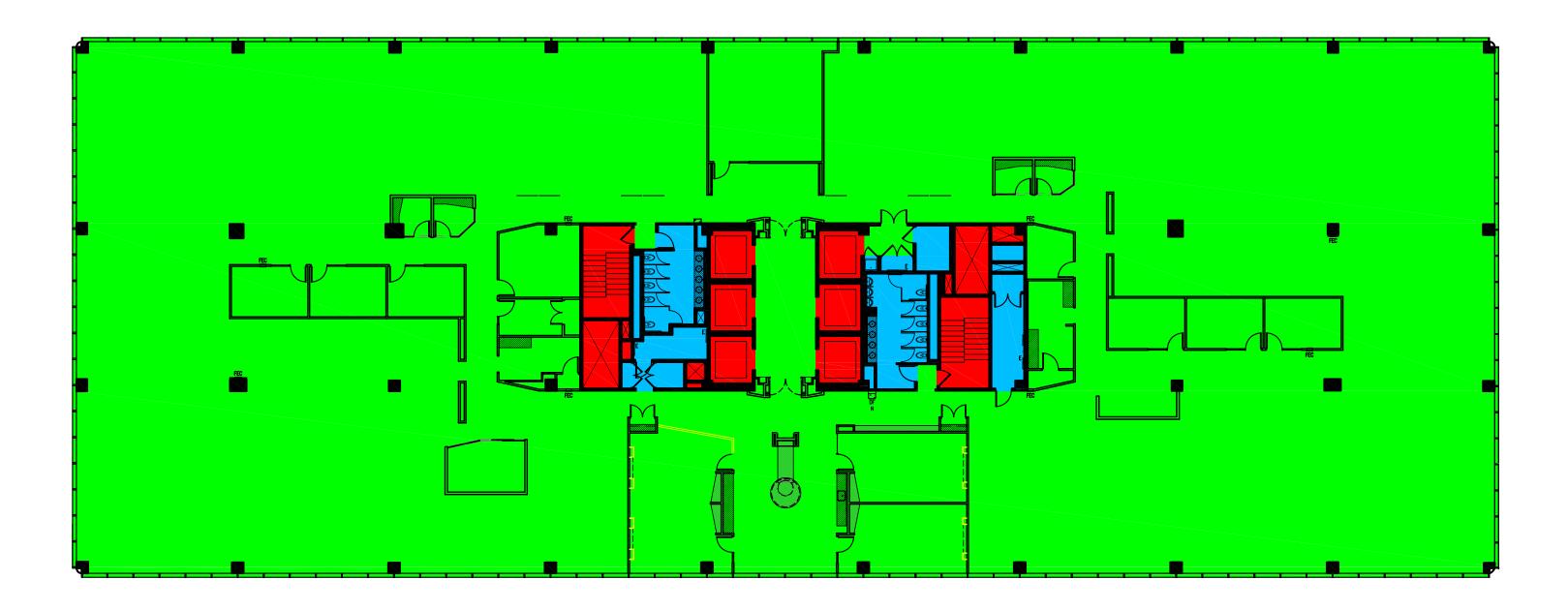
231 MARTINGALE ROAD
SCHAUMBURG, IL

	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



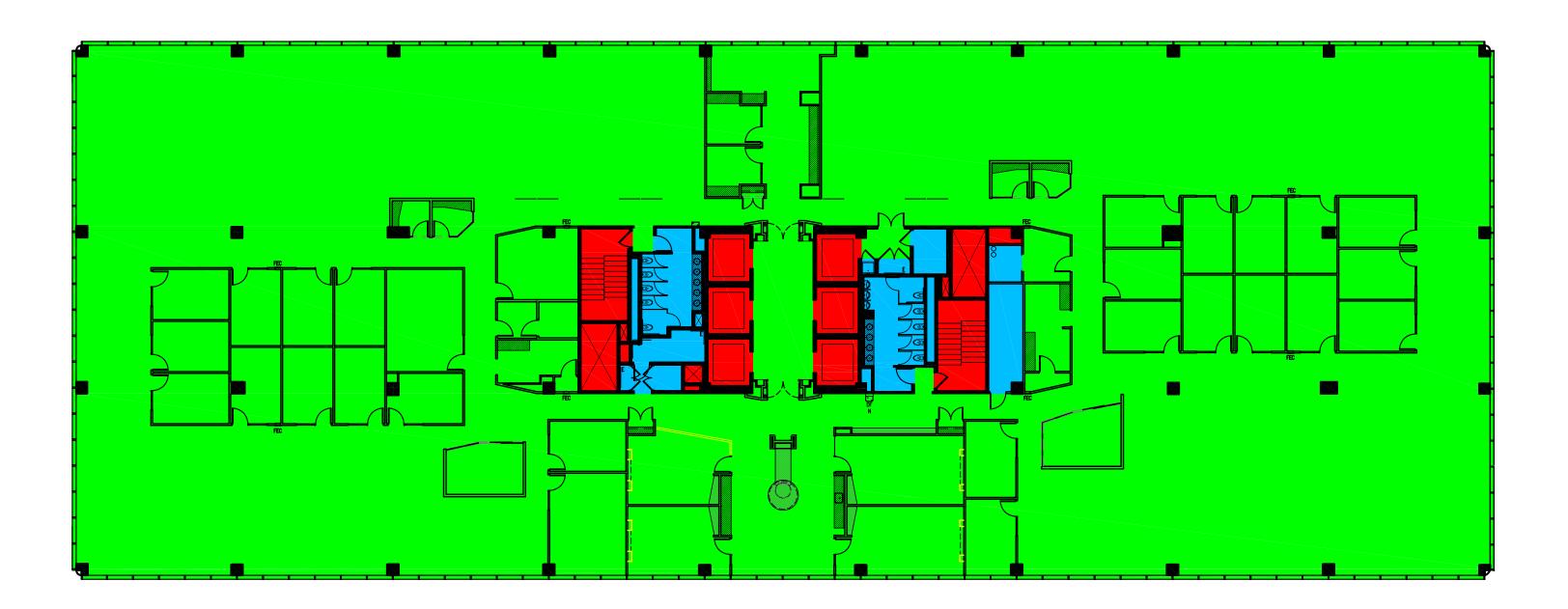


	OCCUPANT AREA	25,920 SF
/	OCCUPANT STORAGE	0 SF
	FLOOR SERVICE & AMENITY AREAS	1,016 SF
	BUILDING AMENITY AREAS	0 SF
	BUILDING SERVICE AREAS	0 SF
	VERTICAL PENETRATIONS	1,263 SF
7	INTERIOR GROSS AREA	28,200 SF



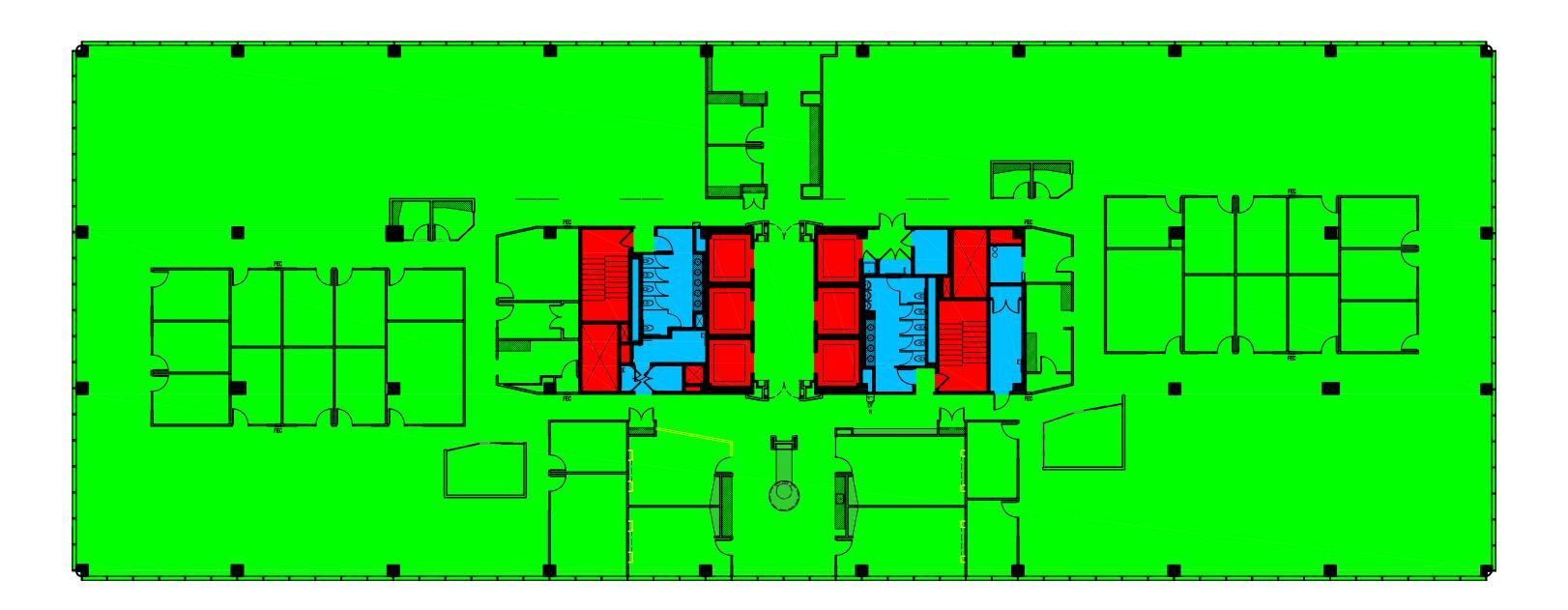


	OCCUPANT AREA	25,920 SF
/	OCCUPANT STORAGE	0 SF
	FLOOR SERVICE & AMENITY AREAS	1,017 SF
	BUILDING AMENITY AREAS	0 SF
	BUILDING SERVICE AREAS	0 SF
	VERTICAL PENETRATIONS	1,263 SF
7	INTERIOR GROSS AREA	28,200 SF





	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



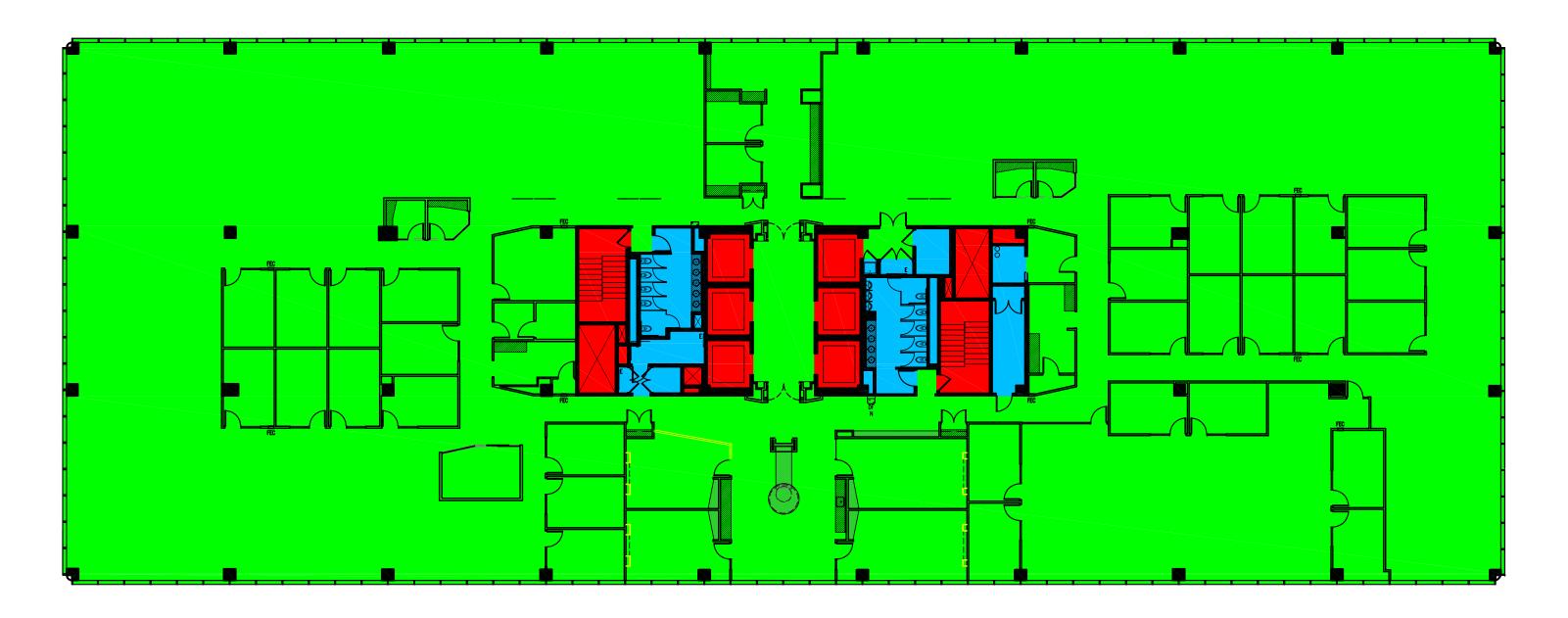


BOMA Calculations

EXISTING 7TH FLOOR

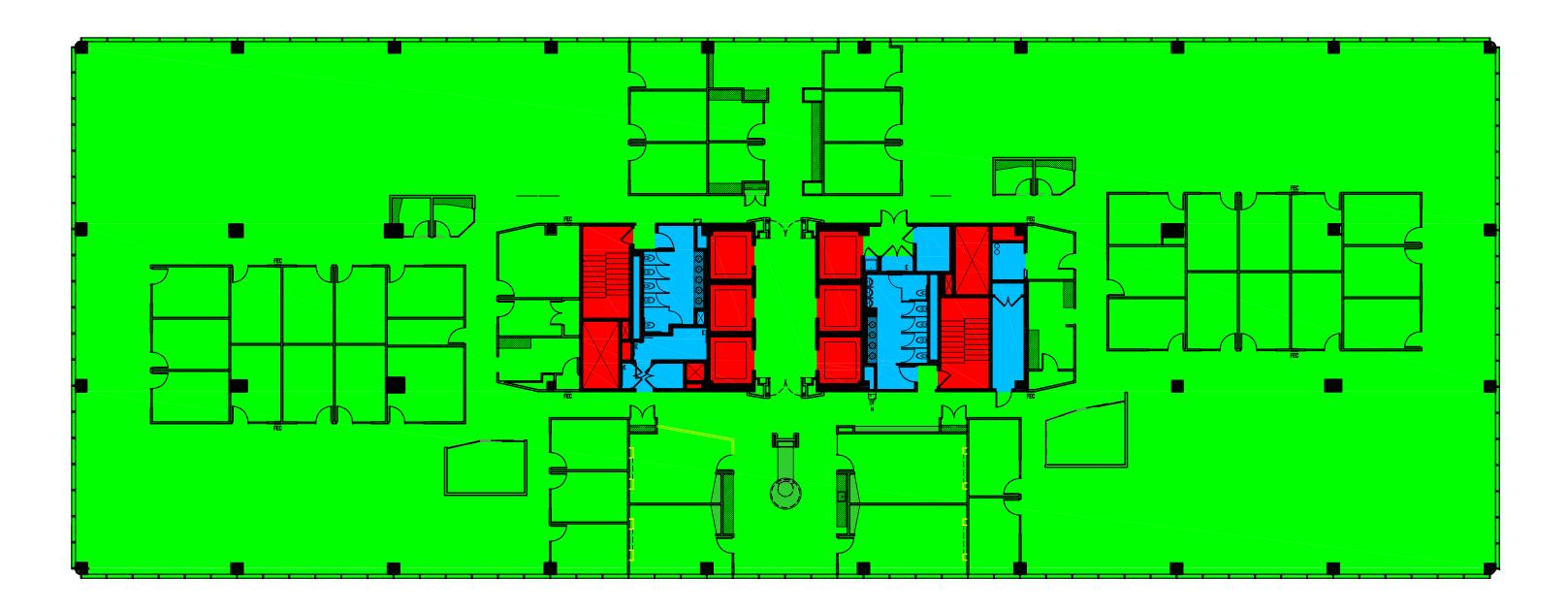
231 MARTINGALE ROAD
SCHAUMBURG, IL

	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





BOMA Calculations

EXISTING 9TH FLOOR

231 MARTINGALE ROAD
SCHAUMBURG, IL

	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







ARCHITECTS ATLANTA 383 17TH STREET NW, SUITE 330 ATLANTA, GA 30363 TEL 404-504-0300

OCCUPANT AREA

8,994 SF

BOMA Calculations EXISTING 11TH FLOOR 231 MARTINGALE ROAD SCHAUMBURG, IL

10/25/21

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