

# Property Health & Wellness ROI Excel Model for New and Existing Buildings Results Dashboard

## Base Case Assumptions

Total Employees		1,000
Total Square Footage		200,000
Health Ins Prem(2)	\$	12,288
Avg Salary + Benefits	\$	100,000
Annual Turnover Rate		13.3%
Absences per Employee		2.90
Health Ins Reduction		10%
Productivity Increase		1.5%
Turnover Reduction		10%
Absence Reduction		10%
<b>Annual Operating Costs</b>		
Operating Costs	\$	50,000
Policy Costs	\$	24,000
<b>Total Operating Costs</b>	<b>\$</b>	<b>74,000</b>
<b>WELL Investment</b>		
Certification	\$	102,000
Consulting	\$	125,000
Hard Costs / SF		\$1.00/sf
<b>Total Hard Costs</b>	<b>\$</b>	<b>200,000</b>
<b>Total Initial Investment</b>	<b>\$</b>	<b>427,000</b>
Recertification	\$	60,000
<b>Total Investment</b>	<b>\$</b>	<b>487,000</b>

## Productivity Sensitivity Analysis [1]

Base Case		
Productivity Increase		1.50%
Net Cash Flow	\$	12,800,917
IRR		526.70%
NPV	\$	9,662,439

Down Case		
Productivity Increase		0.50%
Net Cash Flow	\$	7,800,917
IRR		298.16%
NPV	\$	5,562,242

High Case		
Productivity Increase		2.50%
Net Cash Flow	\$	17,800,917
IRR		758.22%
NPV	\$	13,762,637

[1] The only assumption tested in this sensitivity analysis is % productivity increase.

Assumptions and inputs are presented for illustrative purposes only based upon a hypothetical financial institution certifying a 200,000 sq. ft. office property with 1000 employees. The WELL New and Existing Building Certification includes certification of both the Core and Shell and interiors. The Property Health and WELLness ROI Model is defined and documented in the "Property Health & Wellness ROI Model for New and Existing Buildings, Model Documentation" and subject to all disclaimers contained in that document.

Prepared by The Muldavin Company, Inc.