

EASMC Decision-making Considerations: Rental vs. Purchase

Consideration	SMHEC	New Building
Privacy	All incoming calls run through receptionist No privacy (member confidentiality, etc.) Admin. Assistant located in open area Resources not secure Extra precautions required since neighbors know many members No cooking access for meetings Treasurer (volunteer) works in storage closet	Direct phone lines to EASMC representatives Total privacy Little risk of members being identified by neighbors Potential costs savings by virtue of having warming/cooking capabilities Direct mail delivery Pleasant and efficient work space available for treasurer
Autonomy	No influence in decisions	Independent decision-making
Utilities	Included in rent except for long distance No influence on decisions	Recurring expenses strictly dependent on EASMC usage
Maintenance and Improvements	Zero responsibility No cost sharing	Increased responsibilities for BOD Independent decision-making Shared expenses with other complex owners
Fixed Costs	None	Existing furniture, computer wiring/hookups, and phone system conveys
Shared Assets/Resources	All rooms and areas except for private offices of President and UniServ Public bathrooms!	Driveway and parking
Space	544 square feet Small offices w/o meeting space No office for Admin. Asst. or Treasurer Ability to host major events IF meeting space is available Recently denied meeting space for RA (thus Nicoletti's meeting!) Little storage No private and secure storage outside of office space	2500 square feet Large offices with meeting space Offices for Admin. Asst. and Treasurer Inability to independently host major events Ability to control usage of available space Secure storage space
Customization	Use available space and SMHEC furniture and configuration	Current layout serves needs with minor modifications that seller will make at no cost to EASMC
Appreciation/Resale	N/A	Mortgage more expensive in short term Likely to be more marketable in near term Likely to appreciate faster as commercial property
Image	Professional but not necessarily business-like	Professional and business-like
Accessibility	No phonebook listing or direct EASMC line Must close during extended winter holidays Fairly central to county Building access dependent on SMHEC hours Smaller quantity of sites in immediate vicinity Some incidence of "drop-ins" Inconvenient location for SMCPs Central Office contacts and elected officials	Phonebook listing and direct EASMC line/number Building access any time Somewhat north of county center Unlimited building access Larger quantity of sites within 12 miles Less likelihood of "drop-ins" Easy access to/from SMCPs Central Office contacts and elected officials
Resource Availability	Access to entire SMHEC facility Simultaneous events possible "Bumped" from room reservations making scheduling impossible and unpredictable Will not guarantee room availability No cooking spaces available No appreciation in value	Simultaneous events less convenient Easy access to Leonardtown SMCPs complex and central offices No risk of "bumping" our of scheduled rooms Access to extra large conference room (200 people) in adjacent building Kitchen available to save on food costs for member, Board, and RA meetings Appreciation in value
Efficiency	Utilities included in rent Twenty RT miles to SMCPs and Leonardtown sites Forty-minute RT travel time per Leonardtown trip for President and UniServ Constant interruptions and use of Jen's time Consistent rental payment subject to market increases/inflation CEASMC willing to rent space from EASMC to reduce monthly expense Guy Masonry willing to rent space from EASMC to reduce expenses Guy Masonry obligated to pay portion of utilities and maintenance costs	Utilities vary with usage Decreased mileage reimbursement for president Decreased travel time to top destination Increased efficiency for President and UniServ Option to cook/warm food for meetings Eventual ownership, avoiding perpetual rent and reducing relative monthly expenses in long term
Risk	Month-to-month agreement with potential for eviction with 30-day notice Can seek other rental options if unaffordable No control of terms and conditions	No risk for eviction but bound to mortgage Can sell with likely profit (based on extremely low market price and current appraisal), and can lease all or partial building if unaffordable Sales price is far below market, creating unique and one-time affordability Full control of terms and conditions
Growth	Currently no room for growth Not enough room in general Little or no storage room No private and secure storage space outside of office space	Allows for current and future growth Could build out in future if needed Allows private and secure storage area