2007 NE Ravenna

TENANT SUMMARY

Tenant	Suite	Sq. Ft.	Lease Commence	Lease End	Lease Term	Annual Base Rent	Monthly Base Rent	Monthly Rent PSF	Monthly NNN	Total Monthly Base Rent+NNN	Increase Date	Increase Amount	Building Percent	Comments
Seven Coffee		1,000				$ 39,000	$ 3,250	$ 3.25	$1,171.77	**$ 4,421.77**			40.00%	Land size-3,264
House Unit 1-Upstairs		1,000				$ 60,000	$ 5,000	$ 5.00	$ -	**$ 5,000.00**				Home Value by itself $1.1M, Income based on previous Air BnB income
House Unit 2-Downstairs		500				$ 30,000	$ 2,500	$ 5.00	$ -	**$ 2,500.00**				Income based on previous Air BnB income
Total		**2,500**				**$ 129,000**	**$ 10,750**		**$ 1,172**	**$ 11,922**			**40.00%**	

Prepared By NI Commercial

Financial Summary

INCOME

Scheduled Gross Revenue	$ 129,000
Vacancy at 8%	$ 10,320
Net Rental Income	$ 118,680
Operating Cost Recapture	$ 14,061
Income	$ 132,741

OPERATING COSTS

		NNN for Café
Taxes	$ 6,661	$ 3,331
Insurance	$ 2,500	$ 1,875
Water/sewer	$ 2,800	$ 2,100
Trash	$ 2,107	$ 1,580
Electricity	$ 1,500	$ 1,125
Maintenance&HVAC	$ 3,000	$ 2,250
Management	$ 2,400	$ 1,800
LID	$ -	$ -
Total Operating Costs	$ 20,968	$ 14,061

NET OPERATING INCOME		$ 111,773
Cap rate		5.7%
VALUE		**$ 1,975,000**
Business Value	3x net	**$ 210,000**