

1202 Silver Star Road, Ocoee, Fl. 34761

Potential Projected Income Statement

Building Size sq. ft.	3165			
# of Spaces	2			
Average Space Size	1582.5			
Rental Rate Price/Sq. Ft.	\$ 19.00			
Total # of Spaces	Average Space Size	Rental Rate Price/Sq. Ft.	Total Rental Cost	
Suite "A"	1583	\$ 20.00	\$ 31,660.00	
Suite "B"	1583	\$ 18.00	\$ 28,494.00	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
Total Sq. Ft.	3166		\$ 60,154.00	Total Yearly Income
Common Area Maintenance (CAM) Cost*	\$3.00			
Building Size	3165			
Total CAM Cost*	\$9,495.00			
Mortgage Monthly Payment			\$ 55,667.64	Yearly Mortgage Cost
Purchase Price	\$ 800,000.00			
10% Down	\$ 80,000.00			
Closing Cost (Estimated)	\$ 20,000.00			
Total Cash Investmented	\$ 100,000.00			
Mortgage Amount	\$ 720,000.00			
Interest Rate @ 6.0%				
Long term to 25 Year Ammortization				
Cash Flow Before Taxes	\$ 4,486.36			
Projected Property Taxes TBD (Pass Thru)				
Net Cash Flow After Taxes	\$ 4,486.36			
Return on Investment ROI				Price Per Sq. Ft.
Cash on Cash Return	\$ 4,486.36	4.5%		\$ 252.68
*CAM Expenses are pass through to tenants on a per sq. ft. basis on a Triple Net Lease				