

**Investment Summary**

**Sales Price \$1,250,000      Gross Square Feet 4,000sf**

	<b>Current Rent</b>
Annualized	\$77,254.80
CAM	\$6,000.00
Less Expenses	\$12,979.98
Net Operating Income	\$70,274.82

<b>CAP RATE</b>	<b>Current Rent 5.62%</b>
<b>PRICE PER SQUARE FEET</b>	<b>312.50</b>

**Rent Roll**

Unit #	Tenant	Current Rent	CAM	Sq Ft	Lease Start	Lease Expires	Options
1.)	Signature Dental	\$4,892.90	\$500.00	2,400	4/1/2015	3/31/2025	1 for 3,4, or N/A
2.)	NV Land Real Estate	\$1,545.00	\$0.00	1,600	8/15/2002	12/31/2025	
	<b>Total</b>	\$6,437.90	\$500.00	4,000			
	<b>Annualized</b>	<b>\$77,254.80</b>	<b>\$6,000.00</b>				
	Annual Estimated Expenses						
	Property Tax	\$5,003.32					
	Insurance	\$2,938.00					
	Sewer	\$1,155.48					
	Association	\$3,883.18					
	<b>Total</b>	<b>\$12,979.98</b>					