Annual Property Operating Data

Property Name	Mesilla Valley Storage/Shops
Location	855 W Picacho
Type of Property	Investment/Owner User
Size of Property	7,066 (Sq. Ft./Units)
Purpose of analysis	Property and Business Evaluation

Assessed/Appraised Values		
Land	0	35%
Improvements	0	65%
Personal Property		
Total	0	100%

Adjusted Basis as of: 23-Feb-24 $495,000

Purchase Price	495,000
Plus Acquisiition Costs	0
Plus Loan Fees/Costs	0
Less Mortgages	0
Equals Initial Investment	0

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st						
2nd		$0				

	ALL FIGURES ARE ANNUAL	$/SQ FT or $/Unit	% of GOI			COMMENTS/FOOTNOTES
1	**POTENTIAL RENTAL INCOME**				63,000	Projected at full occ. & 2024 rent increases
2	Less: Vacancy & Cr. Losses		15.%	of PRI)	9,450	Projected vacancy based on small unit churn
3	**EFFECTIVE RENTAL INCOME**				53,550	
4	Plus: Other Income (collectable)					
5	**GROSS OPERATING INCOME**				53,550	
	OPERATING EXPENSES:					
7	Real Estate Taxes			5,239		Actual
8	Gross receipts Taxes					
9	Property Insurance			4,000		Actual. 2 policies: House and comm property
10	Off Site Management			4,410		
11	Payroll					
12	Insurance			0		
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance			0		
	Utilities:					
15	Electric			422		for theshops. other tenants pay own
16	Internet			0		
17	Alarm			0		
18	Water , sewer, trash					tenants pay their own
19						
20						
21	Advertising					
22	Supplies					
23	Miscellaneous Contract Services:					
24	Repairs and outdoor lighting			2,985		
25						
26						
27						
28						
29	TOTAL OPERATING EXPENSES				17,056	
30	**NET OPERATING INCOME**				36,494	
31	Less: Annual Debt Service				-	
32	Less: Participation Payments (from Assumptions)				-	
33	Less: Leasing Commissions					
34	Less: Funded Reserves				-	
35	**CASH FLOW BEFORE TAXES**				36,494	

Authored by Gary G. Tharp, CCIM Copyright© 2004 by the CCIM Institute

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: **Investment**

Prepared by: **RE/MAX Commercial**