Ridgepark

Investment Overview	
Price	$1,695,000
Price Per SF	$ 260.45
Cap Rate	2.95%
GRM	17.99
Proforma CAP Rate	4.35%
Proforma GRM	14.72

Property Info	
Building Size	6508 SQFT
Number of Units	3
Year Built	1991

Unit Mix and Rent Schedule					
Units	**Type**	**Avg Current Rent**	**Total Rent**		**Total Proforma Rent**
100	Office	Vacant	$ 3,116.00		$ 3,116.00
200	Office	Vacant	$ 2,652.00		$ 2,652.00
300	Office	$ 5,200.00	$ 5,200.00		$ 6,946.00
			$ 7,852.00		**$ 9,598.00**

Income	Monthly	Current	Proforma
Annual Gross Rent (Current/Potential)	$ 7,852.00	$ 94,224.00	$ 115,176.00
		$ -	$ -
		$ -	$ -
Other			
Gross Scheduled Income		$ 94,224.00	$ 115,176.00
Vacancy Rate	3%	$ 2,826.72	$ 3,455.28
Effective Gross Income		$ 91,397.28	$ 111,720.72

Expenses		Current	Proforma
Operating Expenses (Current/Potential)			
New Property Taxes	1.106083%	$18,748.11	$18,748.11
Insurance	$ 184.67	$ 2,216.00	$ 2,216.00
Utilites: Electric	$ -		$ -
Utilites: Gas	$ -		
Utilities: Trash	$ -		$ -
Utilities: Water	$ -		$ -
R&M Building	$ 416.67	$ 5,000.00	$ 5,000.00
HOA	$ 1,287.00	$ 15,444.00	$ 15,444.00

		Current	Proforma
Total Operating Expenses		**$41,408.11**	**$41,408.11**
Expenses per Unit		$3,450.68	$3,450.68
		Current	**Proforma**
Net Operating Income		**$ 49,989.17**	**$ 73,767.89**

Rent Roll				
Unit	**SQFT**	**Name**	**Monthly Rent**	**ProForma at $24/sqft**
100	1558	Vacant	$ -	$ 3,116.00
200	1326	Vacant	$ -	$ 2,652.00
300	3624	Leased	$ 5,200.00	$ 6,946.00