

Investment Summary

Sales Price \$3,335,000 Gross Square Feet 10,870sf

	Current Rent
Annualized	\$183,504.00
CAM	\$62,611.20
Less Expenses	\$63,804.31
Net Operating Income	\$182,310.89

CAP RATE	Current Rent 5.47%
PRICE PER SQUARE FEET	394.70

Rent Roll

Unit #	Tenant	Current Rent	CAM	Sq Ft	Lease Start	Lease Expires	Options	Increase
1.)	Rapid Care	\$15,292.00	\$5,217.60	10,870	7/15/2020	10/31/2025	2 5yr option	3%
	Total	\$15,292.00	\$5,217.60	10,870				
	Annualized	\$183,504.00	\$62,611.20					
	Annual Estimated Expenses							
	Property Tax	\$15,071.00						
	Insurance	\$2,600.00						
	Association	\$42,528.60						
	Sewer	\$3,604.71						
	Total	\$63,804.31						