

InterWest Realty

Investment Proforma

\$3,950,000 Purchase Price

521 W. Wilshire

Total SF	Rent/Month	Annual
Rentable 24,451	current rent roll with purchaser @ \$22/SF \$ 36,676.00	\$ 438,675.00

Total 24,451		
Annual Income	Actual	\$ 36,676.00
		\$ 438,675.00

Annual Expenses		
Full service at \$6.50/sf		\$ 160,000.00
Maintenance		
Janitorial		\$ -
Elevator		\$ -
Mgmt & Admin		
Tax Estimated		
Insurance		
Total Exp		\$ 160,000.00

Net Income after Expenses \$ 278,675.00

Cap Rate	final cost	net income	
Purchase Price / Net Income	3,950,000	\$278,675.00	7.1% return

Purchase Price	\$ 3,950,000.00
% down 20%	\$ 800,000.00
Amount Financed	\$ 3,150,000.00

Net Income	Loan Amount	Rate	Term	Monthly Payment	Net Income
Less Debt Service	3,150,000	7.0%	30	20,957.03	\$ 278,675.00
					Annual Debt \$ 251,484.34

Net After Expenses and Debt Service \$ 27,190.66

Cash on Cash Return (COC)	down payment	net after debt	
NOI plus 1st yr prin reduction \$31,998	800,000	\$ 27,190.66	3.4% return
	800,000	\$ 59,188.00	7.4% return

Contact: George W. Huffman -- ghuffman@iwrealty.com (405) 409-4400

Disclaimer: All information contained in the above Proforma was provided from other sources deemed reliable. InterWest Realty nor George Huffman can warrant or guarantee the accuracy, and/or the overall performance of the property. Actual performance may vary based upon a purchasers ability to obtain financing and their method and success of operation after purchase.