

450 Units rent \$ 60.00 Weekly (Wednesday, Saturday & Sunday)

Corners

90 Units rent \$ 70.00 Weekly (Wednesday, Saturday & Sunday)

Under Stage

40 Units 10 x 10 \$ 40.00 Weekly

Hallways

79 Units \$ 40.00 Weekly

Restaurants

2 Units \$ 1,000.00 Monthly = \$ \$ 2,000.00

Watehouse

1 Unit \$ 3,000.00 Monthly

Playground

\$ 5.00 per play Saturday & Sunday \$ 1,500.00 Weekly

| May | | June | | July | | August | | September | | October | | November | | December | |
|----------------------|-----------|----------------------|-----------|----------------------|-----------|----------------------|-----------|----------------------|------------|----------------------|------------|----------------------|------------|----------------------|---------------|
| Income | Date | Income | Date | Income | Date | Income | Date | Income | Date | Income | Date | Income | Date | Income | |
| \$ 4,966.00 | 6/4/2023 | \$ 30,415.00 | 7/2/2023 | \$ 28,130.00 | 8/2/2023 | \$ 3,010.00 | 9/3/2023 | \$ 25,510.00 | 10/1/2023 | \$ 23,670.00 | 11/1/2023 | \$ 4,960.00 | 12/3/2023 | \$ 36,054.00 | |
| \$ 28,955.00 | 6/7/2023 | \$ 4,280.00 | 7/5/2023 | \$ 4,075.00 | 8/6/2023 | \$ 28,205.00 | 9/6/2023 | \$ 3,065.00 | 10/4/2023 | \$ 2,710.00 | 11/5/2023 | \$ 36,054.00 | 12/6/2023 | \$ 4,960.00 | |
| \$ 4,060.00 | 6/11/2023 | \$ 21,913.00 | 7/9/2023 | \$ 24,462.00 | 8/9/2023 | \$ 1,925.00 | 9/10/2023 | \$ 23,385.00 | 10/8/2023 | \$ 28,362.00 | 11/8/2023 | \$ 4,400.00 | 12/10/2023 | \$ 34,795.00 | |
| \$ 26,570.00 | 6/14/2023 | \$ 4,400.00 | 7/12/2023 | \$ 2,230.00 | 8/13/2023 | \$ 25,800.00 | 9/13/2023 | \$ 3,390.00 | 10/11/2023 | \$ 3,320.00 | 11/12/2023 | \$ 34,795.00 | 12/13/2023 | \$ 4,400.00 | |
| \$ 4,400.00 | 6/18/2023 | \$ 24,545.00 | 7/16/2023 | \$ 26,700.00 | 8/16/2023 | \$ 3,570.00 | 9/17/2023 | \$ 20,405.00 | 10/15/2023 | \$ 24,805.00 | 11/15/2023 | \$ 4,500.00 | 12/17/2023 | \$ 28,400.00 | |
| \$ 20,213.00 | 6/21/2023 | \$ 3,560.00 | 7/19/2023 | \$ 2,990.00 | 8/20/2023 | \$ 27,985.00 | 9/20/2023 | \$ 4,140.00 | 10/18/2023 | \$ 4,140.00 | 11/19/2023 | \$ 28,400.00 | 12/20/2023 | \$ 4,500.00 | |
| \$ 4,880.00 | 6/25/2023 | \$ 27,899.00 | 7/23/2023 | \$ 29,758.00 | 8/23/2023 | \$ 2,320.00 | 9/24/2023 | \$ 26,540.00 | 10/22/2023 | \$ 22,930.00 | 11/22/2023 | \$ 3,650.00 | 12/24/2023 | \$ 31,541.00 | |
| \$ 26,820.00 | 6/28/2023 | \$ 2,388.00 | 7/26/2023 | \$ 2,050.00 | 8/27/2023 | \$ 24,040.00 | 9/27/2023 | \$ 2,810.00 | 10/25/2023 | \$ 3,990.00 | 11/26/2023 | \$ 31,541.00 | 12/27/2023 | \$ 3,650.00 | |
| \$ 4,180.00 | | | 7/30/2023 | \$ 27,380.00 | 8/30/2023 | \$ 4,478.00 | | | 10/29/2023 | \$ 24,267.00 | 11/29/2023 | \$ 4,400.00 | 12/31/2023 | \$ 4,400.00 | |
| \$ 125,044.00 | | \$ 119,400.00 | | \$ 147,775.00 | | \$ 121,333.00 | | \$ 109,245.00 | | \$ 138,194.00 | | \$ 152,700.00 | | \$ 152,700.00 | |
| 80.26% | | 76.64% | | 94.85% | | 77.88% | | 70.12% | | 88.70% | | 98.01% | | 98.01% | |
| \$ 14,978.48 | | \$ 14,978.48 | | \$ 14,978.48 | | \$ 14,978.48 | | \$ 14,978.48 | | \$ 14,978.48 | | \$ 14,978.48 | | \$ 14,978.48 | \$ 194,720.24 |
| \$ 4,418.00 | | \$ 4,526.73 | | \$ 4,458.70 | | \$ 4,193.69 | | \$ 3,738.77 | | \$ 3,811.03 | | \$ 3,716.00 | | \$ 3,716.00 | \$ 51,966.33 |
| \$ 469.32 | | \$ 456.86 | | \$ 493.67 | | \$ 468.62 | | \$ 431.11 | | \$ 429.69 | | \$ 423.00 | | \$ 423.00 | \$ 6,042.54 |
| \$ 85.47 | | \$ 93.15 | | \$ 93.15 | | \$ 93.15 | | \$ 93.15 | | \$ 93.15 | | \$ 93.15 | | \$ 93.15 | \$ 1,334.93 |
| | | | | | | | | | | | | | | | \$ 1,418.00 |
| | | | | | | | | | | | | | | | \$ 297.69 |
| | | | | | | \$ 657.31 | | | | | | | | | \$ 657.31 |
| \$ 114.04 | | \$ 114.04 | | \$ 113.23 | | \$ 113.23 | | \$ 113.23 | | \$ 113.23 | | \$ 113.23 | | \$ 113.23 | \$ 1,590.89 |
| | | | | | | | | | | | | | | | \$ 60.00 |
| \$ 930.00 | | \$ 975.00 | | \$ 1,179.00 | | \$ 1,236.00 | | \$ 1,457.00 | | \$ 1,525.00 | | \$ 1,187.00 | | \$ 1,187.00 | \$ 15,426.00 |
| \$ 1,200.00 | | \$ 1,200.00 | | \$ 1,500.00 | | \$ 1,200.00 | | \$ 1,200.00 | | \$ 1,500.00 | | \$ 1,200.00 | | \$ 1,200.00 | \$ 16,500.00 |
| | | | | \$ 4,000.00 | | | | | | | | | | | \$ 8,342.00 |
| \$ 307.00 | | \$ 543.06 | | \$ 632.00 | | | | | | \$ 323.00 | | \$ 272.00 | | \$ 272.00 | \$ 3,899.06 |
| \$ 1,478.71 | | \$ 824.05 | | \$ 827.28 | | \$ 919.29 | | \$ 1,021.04 | | \$ 1,833.01 | | \$ 1,209.00 | | \$ 1,209.00 | \$ 15,340.85 |
| \$ 892.00 | | \$ 404.71 | | \$ 676.00 | | \$ 3,173.00 | | \$ 1,048.00 | | \$ 1,156.00 | | \$ 1,006.00 | | \$ 1,006.00 | \$ 12,748.71 |
| \$ 16,751.80 | | \$ 16,751.80 | | \$ 16,751.80 | | \$ 16,751.80 | | \$ 16,751.80 | | \$ 16,751.80 | | \$ 16,751.80 | | \$ 16,751.80 | \$ 217,772.12 |
| | | | | | | | | | | | | | | | \$ 8,845.27 |
| \$ 1,057.47 | | \$ 1,057.47 | | \$ 1,057.47 | | \$ 1,057.47 | | \$ 1,057.47 | | \$ 1,057.47 | | \$ 1,057.47 | | \$ 1,057.47 | \$ 13,747.11 |
| | | | | | | | | | | | | | | | \$ 2,160.00 |
| | | | | \$ 241.38 | | | | \$ 629.56 | | \$ 588.00 | | \$ 486.00 | | \$ 486.00 | \$ 2,672.32 |
| | | | | | | | | | | | | | | | \$ 471.00 |
| \$ 42,682.29 | | \$ 41,925.35 | | \$ 46,760.78 | | \$ 44,842.04 | | \$ 42,519.61 | | \$ 44,159.86 | | \$ 42,493.13 | | \$ 42,493.13 | \$ 575,529.61 |
| 32.34% | | 33.18% | | 34.02% | | 36.64% | | 39.25% | | 31.49% | | 25.49% | | 25.49% | |

LAS BLANCAS FLEA MARKET INCOME PROJECTION

| REVENUE | | | | | | | | | | | | | | |
|--------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|-----------|
| INCOME | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | YEAR | SPARKLINE |
| 450 Units at \$ 70 weekly | \$126,000.00 | \$126,000.00 | \$157,500.00 | \$126,000.00 | \$157,500.00 | \$126,000.00 | \$126,000.00 | \$157,500.00 | \$126,000.00 | \$126,000.00 | \$157,500.00 | \$126,000.00 | \$1,480,500.00 | |
| 90 Units at \$ 80.00 weekly | \$28,800.00 | \$28,800.00 | \$36,000.00 | \$28,800.00 | \$36,000.00 | \$28,800.00 | \$28,800.00 | \$36,000.00 | \$28,800.00 | \$28,800.00 | \$36,000.00 | \$28,800.00 | \$338,400.00 | |
| 40 units x \$ 50.00 weekly | \$8,000.00 | \$8,000.00 | \$10,000.00 | \$8,000.00 | \$10,000.00 | \$8,000.00 | \$8,000.00 | \$10,000.00 | \$8,000.00 | \$8,000.00 | \$10,000.00 | \$8,000.00 | \$94,000.00 | |
| 79 units x \$50.00 weekly | \$15,800.00 | \$15,800.00 | \$19,750.00 | \$15,800.00 | \$19,750.00 | \$15,800.00 | \$15,800.00 | \$19,750.00 | \$15,800.00 | \$15,800.00 | \$19,750.00 | \$15,800.00 | \$185,650.00 | |
| Restaurant 2 units x 1500.00 Monthly | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 | \$33,000.00 | |
| Warehouse 1 unit x 3500.00 monthly | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$38,500.00 | |
| Playground 1,500.00 weekly | \$6,000.00 | \$6,000.00 | \$7,500.00 | \$6,000.00 | \$7,500.00 | \$6,000.00 | \$6,000.00 | \$7,500.00 | \$6,000.00 | \$6,000.00 | \$7,500.00 | \$6,000.00 | \$70,500.00 | |
| Total | \$191,100.00 | \$191,100.00 | \$237,250.00 | \$191,100.00 | \$237,250.00 | \$191,100.00 | \$191,100.00 | \$237,250.00 | \$191,100.00 | \$191,100.00 | \$237,250.00 | \$191,100.00 | \$2,240,550.00 | |
| EXPENSES | | | | | | | | | | | | | | |
| Column I | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | YEAR | |
| Electricity | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$3,500.00 | \$42,000.00 | |
| Insurance | \$1,067.47 | \$1,067.47 | \$1,067.47 | \$1,067.47 | \$1,067.47 | \$1,067.47 | \$1,067.47 | \$1,067.47 | \$1,067.47 | \$1,067.47 | \$1,067.47 | \$1,067.47 | \$12,809.64 | |
| Water | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$500.00 | \$6,000.00 | |
| Internet | \$114.04 | \$114.04 | \$114.04 | \$114.04 | \$114.04 | \$114.04 | \$114.04 | \$114.04 | \$114.04 | \$114.04 | \$114.04 | \$114.04 | \$1,368.48 | |
| Property Taxes | \$16,833.00 | \$16,833.00 | \$16,833.00 | \$16,833.00 | \$16,833.00 | \$16,833.00 | \$16,833.00 | \$16,833.00 | \$16,833.00 | \$16,833.00 | \$16,833.00 | \$16,833.00 | \$201,996.00 | |
| Pay Roll | \$8,000.00 | \$8,000.00 | \$8,000.00 | \$8,000.00 | \$8,000.00 | \$8,000.00 | \$8,000.00 | \$8,000.00 | \$8,000.00 | \$8,000.00 | \$8,000.00 | \$8,000.00 | \$96,000.00 | |
| Alarm | \$93.15 | \$93.15 | \$93.15 | \$93.15 | \$93.15 | \$93.15 | \$93.15 | \$93.15 | \$93.15 | \$93.15 | \$93.15 | \$93.15 | \$1,117.80 | |
| Landfield/Garbage | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$14,400.00 | |
| Cleaning Supplies | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$1,000.00 | \$12,000.00 | |
| | | | | | | | | | | | | | \$0.00 | |
| | | | | | | | | | | | | | \$0.00 | |
| Total | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$387,691.92 | |
| TOTALS | | | | | | | | | | | | | | |
| Total expenses | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | YEAR | |
| Total expenses | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$32,307.66 | \$387,691.92 | |

LAS BLANCAS FLEA MARKET INCOME PROJECTION

| | | | | | |
|---------------------------------------|----|------------|--|--|--|
| REVENUE | | | | | |
| INCOME | | | | | |
| 450 Units at \$ 70 weekly | \$ | 1,638,000 | | | |
| 90 Units at \$ 80.00 weekly | \$ | 374,400 | | | |
| 40 units x \$ 50.00 weekly | \$ | 104,000 | | | |
| 79 units x \$50.00 weekly | \$ | 205,400 | | | |
| Restaurant 2 units x 1,500.00 Monthly | \$ | 36,000 | | | |
| Warehouse 1 unit x 3,500.00 monthly | \$ | 42,000 | | | |
| Playground 1,500.00 weekly | \$ | 78,000 | | | |
| Total Income | \$ | 2,477,800 | | | |
| less 20% Vacancy | \$ | 495,560 | | | |
| Total | \$ | 1,982,240 | | | |
| EXPENSES | | | | | |
| Electricity | \$ | 42,000 | | | |
| Insurance | \$ | 12,810 | | | |
| Water | \$ | 6,000 | | | |
| Internet | \$ | 1,368 | | | |
| Property Taxes | \$ | 202,000 | | | |
| Pay Roll | \$ | 96,000 | | | |
| Alarm | \$ | 1,118 | | | |
| Landfield/Garbage | \$ | 14,400 | | | |
| Cleaning Supplies | \$ | 12,000 | | | |
| Total expenses | \$ | 387,696 | | | |
| NET OPERATING INCOME | \$ | 1,594,544 | | | |
| CAP RATE | | 10% | | | |
| Market value | \$ | 15,945,441 | | | |
| Sales Price | \$ | 12,000,000 | | | |
| less 20% down payment | \$ | 2,400,000 | | | |
| Loan amount | \$ | 9,600,000 | | | |
| term in years | | 20 | | | |
| Int rate at Prime + 1 | | 9.5% | | | |
| P&I payments | \$ | 89,485 | | | |
| Annual debt service | \$ | 1,073,815 | | | |
| DSCR | | 1.48 | | | |