

Annual Property Operating Data

Property Name 599 Northgate Drive
 Location Grand Junction CO
 Type of Property 5-unit commercial
 Size of Property 1 Acre (Sq. Ft./Units)

Purchase Price \$ 1,850,000.00
 Plus Acquisition Costs
 Plus Loan Fees/Costs
 Less Mortgages
 Equals Initial

Purpose of analysis _____

Assessed/Appraised Values		
Land	227,700	19%
Improvements	969,640	81%
Personal Property	0	0%
Total	1,197,340	100%

Adjusted Basis as of 17-Oct-25 **\$1,453,740**

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period
1st			12		
2nd			12		

ALL FIGURES ARE ANNUAL	\$/SQ FT or \$/Unit	% of GOI	SQ FOOTAGE	PROJECTED	ACTUALS
1 POTENTIAL RENTAL INCOME	\$13.00		15,160.00	\$197,080.00	\$165,420.00
2 Less: Vacancy & Cr. Losses	2.0%			\$3,941.60	
3 EFFECTIVE RENTAL INCOME				\$193,138.40	\$165,420.00
4 Plus: Other Income (collectable)					
5 GROSS OPERATING INCOME				\$193,138.40	\$165,420.00
OPERATING EXPENSES:					
7 Real Estate Taxes			\$23,618.00		
8 Personal Property Taxes					
9 Property Insurance			\$3,200.00		
10 Off Site Management					
11 Payroll					
12 Expenses/Benefits					
13 Taxes/Worker's Compensation					
14 Repairs and Maintenance			\$5,000.00		
Utilities:					
15 Xcel			\$22,000.00		
16 Water			\$864.00		
17 Sewer & Trash			\$1,890.96		
18					
19 Accounting and Legal			\$3,000.00		
20 Licenses/Permits					
21 Advertising					
22 Supplies					
23 Miscellaneous Contract Services:					
24 HOA					
25					
26					
27					
28			\$56,572.96		
29 TOTAL OPERATING EXPENSES				\$3,000.00	\$56,572.96
30 NET OPERATING INCOME				\$190,138.00	\$108,847.04
31 Less: Annual Debt Service			\$33,420.00	\$107,991.00	\$107,991.00
32 Less: Participation Payments (from Assumptions)					
33 Less: Leasing Commissions					
34 Less: Funded Reserves					
35 CASH FLOW BEFORE TAXES				82,147	856

Unit A at \$6,500 gross with utility cap 5600sf
Unit B at \$1,000 gross 1800sf
Unit C at \$1,785 Modified Gross pays Xcel Elec 1800sf
Unit D&E at \$4,500 gross 5960sf

PROFORMA
190,138 Average of \$13/sf NNN
10.28% Cap Rate

ACTUALS
108,847
5.9% Cap Rate

NOTES
 * Proforma represents tenant paying NNN

Authored

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

Prepared for: **Prospective purchaser**
 Prepared by: _____