

4811 W. Michaels Drive, Town of Grand Chute, WI

Weighted Rent over Term

TENANTS/UNIT	Monthly Income	Annual Income	Rent Type	SF	Rent PSF	Expiration
408 2nd Street	\$ 15,985.00	\$ 191,820.00	NNN	15,100	\$ 12.70	4/30/2034
Totals / Averages	\$ 15,985.00	\$ 191,820.00		15,100		

Market Value

Overall Proforma	Amount
NOI	\$ 191,820.00
Total Value	\$ 2,550,000.00
Cap Rate	7.52%

Down Payment (20%)	\$ 510,000.00
Loan Amount (20 year amort. 6.5% interest rate)	\$ 2,040,000.00
Monthly Mortgage	\$ 15,209.69
Annual Mortgage	\$ 182,516.28
Projected Cap Rate	7.52%
Annual Cash on Cash Return	\$ 9,303.72
Cash on Cash %	1.824%

Price PSF	\$ 168.87
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