

Pro-forma P&L

	2024			
	Annual	Monthly	Total SF	PPSF
Total Income	\$ 205,890	\$ 17,158	11,720	17.57
Bricble 1st FL - is MTM, 2 year lease starting July 2024	\$ 72,000	\$ 6,000	3,877	18.57
SKWire - 5 year w/ Options - 1st FL Orange Area + Office	\$ 44,040	\$ 3,670	2,050	21.48
<i>Projected Leaseback - Dixo Office Space 1st FL</i>	\$ 11,880	\$ 990	594	20.00
<i>Projected 2nd FL</i>	\$ 59,100	\$ 4,925	4,060	14.56
<i>Back Building Leaseback</i>	\$ 18,870	\$ 1,573	1,020	18.50
<i>Common Areas</i>			119	
Operating Expenses	\$ 37,360	\$ 3,113		
Paid by Landlord	\$ 37,360	\$ 3,113		
Real Estate Taxes	\$ 22,360	\$ 1,863		
Property Insurance	\$ 15,000	\$ 1,250		
Shared by Tenants	\$ 17,400	\$ 1,450		
Water & Sewer	\$ 3,000	\$ 250		
Oil	\$ 6,000	\$ 500		
Electricity	\$ 6,000	\$ 500		
Dumpsters / Trash Collection	\$ 2,400	\$ 200		
NET Operating Income	\$ 168,530			
CAP Rate @ Asking Price	\$ 1,950,000	8.64%		
Valuation @ 8% CAP	\$ 2,106,625	8.00%		
Valuation @ 7% CAP	\$ 2,407,571	7.00%		