

## ANNUAL PROPERTY OPERATING DATA

05/15/24

Name: Former Furlong Building	27,225 SF		<u>Comments</u>
3601-3603 Frederick Av		Price:	\$1,425,000.00
City: St. Joseph		Loans:	<u>\$1,068,750.00</u> 75% 20 year loan
State: Missouri		Equity:	\$356,250.00
Date: March 27, 2024			

**GROSS SCHEDULED RENTAL INCOME**

Building 1 - 13,400 SF @ \$6.50/SF per year	\$7,260.00	\$87,120.00
Building 2 - 9685 SF @ \$5.70/SF per year	\$4,600.00	\$55,200.00
Building 3 - 4140 SF @ \$2.18/SF per year    12,610/ mo	\$750.00	\$9,000.00

Plus: Other Income \$0.00

**TOTAL GROSS INCOME -** \$151,320.00

Less: Vacancy and Credit Losses: 8% \$12,105.60

**GROSS OPERATING INCOME** \$139,214.40

Less: Operating Expenses \$0.00

Accounting and Legal \$0.00

Advertising, Licenses and Permits \$0.00

Property Insurance - Estimate \$12,251.25

Property Management \$5,977.02

Payroll - Resident Manager \$0.00

Other \$0.00

Taxes & Workman Comp \$0.00

Personal Property Taxes \$0.00

Real Estate Taxes \$27,500.00

Repairs and Maintenance \$2,800.00

Services - Grounds Maintenance \$12,251.25

Janitor \$0.00

Lawn \$0.00

Pool \$0.00

Rubbish \$0.00

Internet \$0.00

Other \$0.00

Supplies \$0.00

Utilities - Electricity - CAM Areas \$0.00

Gas and Oil \$0.00

Sewer \$0.00

Water \$0.00

Telephone \$0.00

Other \$0.00

Miscellaneous \$0.00

**TOTAL OPERATING EXPENSES** \$60,779.52

**NET OPERATING INCOME** \$78,434.88

Cap Rates

\$1,100,000.00    7.1304%

\$1,250,000.00    6.2748%

\$1,425,000.00    5.5042%

\$1,500,000.00    5.2290%