

PROFIT & LOSS (PROJECTED)
Garden Street Studios

ACTUAL RENTS	Monthly Rent	Square Feet	Dollars Per SF	Annual Rent
161 N. Garden Street	\$3,000	1,015	\$2.96	\$36,000
163 N. Garden Street	\$3,250	1,015	\$3.20	\$39,000
165 N. Garden Street	\$2,200	638	\$3.45	\$26,400
167 N. Garden Street	N/A	N/A	N/A	<u>N/A</u>
				<u><u>\$101,400</u></u>
INCOME (PROJECTED)		Monthly Rent		Annual Rent
161 N. Garden Street				
Upper	638	\$3.45	\$2,200.00	\$26,400
Lower	377	\$3.45	\$1,300.00	\$15,600
163 N. Garden Street				
Upper	638	\$3.45	\$2,200.00	\$26,400
Lower	377	\$3.45	\$1,300.00	\$15,600
165 N. Garden Street				
Upper	638	\$3.45	\$2,200.00	\$26,400
Lower	377	\$3.45	\$1,300.00	\$15,600
167 N. Garden Street	678	\$4.42	\$3,000.00	<u>\$36,000</u>
				\$162,000
LESS VACANCY RATE (PROJECTED)			5.0%	<u><u>(\$8,100)</u></u>
				<u><u>\$153,900</u></u>
EXPENSES (PROJECTED)				
Property Taxes	\$2,100,000 *	1.08%		(\$22,680)
Property Insurance, including Earthquake				(\$3,324)
Gardening				(\$2,000)
Miscellaneous (Trash & Recycling, Pest Control, Landscape Lighting, Misc.)				(\$2,532)
Rerves for Future Maintenance		5.0%		(\$8,100)
Utilities (Water, Waste, Electric, and Gas - Paid by Tenants)				<u>\$0</u>
				<u><u>(\$38,636)</u></u>
NOI - NET OPERATING INCOME (PROJECTED)				<u><u>\$115,264</u></u>
CAP RATE	5.49%	=	<u><u>\$115,264</u></u>	= <u><u>NOI</u></u>
			<u><u>2,100,000</u></u>	<u><u>Purchase Price</u></u>
GROSS RENT MULTIPLIER	12.96	=	<u><u>\$2,100,000</u></u>	= <u><u>Purchase Price</u></u>
			<u><u>162,000</u></u>	