

PROFIT & LOSS (PROJECTED)

Garden Street Studios

ACTUAL RENTS	<u>Monthly Rent</u>	<u>Square Feet</u>	<u>Dollars Per SF</u>	<u>Annual Rent</u>	
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>\$101,400</u>
INCOME (PROJECTED)			<u>Monthly Rent</u>	<u>Annual Rent</u>	
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>(\$8,100)</u>	
					\$153,900
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>(\$38,636)</u>
NOI - NET OPERATING INCOME (PROJECTED)					<u><u>\$115,264</u></u>
CAP RATE	5.49%	=	$\frac{\$115,264}{2,100,000}$	=	$\frac{\text{NOI}}{\text{Purchase Price}}$
GROSS RENT MULTIPLIER	12.96	=	$\frac{\$2,100,000}{162,000}$	=	$\frac{\text{Purchase Price}}{\text{Purchase Price}}$