



# TRANSGLOBAL REALTY ADVISORS

YOUR WORLDWIDE REAL ESTATE PARTNER

## **GROSS INCOME PROJECTIONS FOR GOLDEN GRACE ASSISTED LIVING 1710 N. MCDONALD MCKINNEY, TEXAS**

**PROJECTIONS ARE BASED ON 20% AVERAGE VACANCY ON 50 ROOMS  
70 BEDS ASSISTED LIVING AT \$3,500 PER MONTH & 30 ADULT DAY  
CARE PER DAY: 70 ASSISTED LIVING \* \$3500/MONTH = \$245,000 MINUS  
20% VACANCY = \$196,000 PER MONTH**

**ADULT DAY CARE: 30 \* \$100 PER DAY \* 365 DAYS PER YEAR / 12  
MONTHS = \$91,250 PER MONTH**

**\$91,250 + \$196,000 = \$287,250 GROSS INCOME PER MONTH OR  
\$3,447,000 / YEAR**

### **EXPENSES:**

**PROPERTY TAXES: \$60,000 / YEAR**

**INSURANCE: \$36,000 / YEAR**

**STAFF SALARY: \$240,000**

**BENEFITS: \$46,000**

**FOOD: \$96,000**

**ELECTRIC: \$72,000**

**LANDSCAPING: \$12,000**

**WATER: \$8,000**

**TOTAL EXPENSES: \$570,000**

**NET INCOME: \$3,447,000- \$570,000= \$2,877,000**

**APPRAISAL OF THE BUILDING BASED ON INCOME APPROACH= NET  
INCOME \$2,877,000: 7% CAP RATE=\$41,100,000**

**Yours truly,**

***John Aflatouni, CEO***

**Transglobal Realty Advisors**