

2024 Income & Expenses		
Income		
State of Oregon	\$46,989.60	
State reimbursement	\$10,471.23	
Edward Jones	\$20,079.00	
Gross Income	\$77,776.83	
Expenses		
Insurance	\$4,370.64	
Janitor	\$9,734.12	
Landscape	\$1,800.00	
Property Tax	\$7,673.85	
Repair & Maintenance	\$1,649.42	
Utilities	\$3,819.07	
Total Expense	\$29,137.10	
Paint bldg. stripes	As needed	\$5,200.00
Net Income	\$48,639.73	Cap Rate = 6.4%
Long term costs		
2017	State remodel	\$31,808.33
2017/2018	Roof	\$13,190.00
2018	Ed Jones windows	\$5,888.48
2020	Landscape	\$2,400.00
2023	Ed Jones inserts	\$1,917.60
2023	Paint Bldg & stripes	\$5,200.00
Total		\$60,404.41

All information deemed reliable but not verified. Anyone considering purchasing this property should perform their own investigation into the uses and condition of the property. Buyer to do their own due diligence.