

RENT ROLL -Waterford Plaza - 1449 Kimber Lane							
SUITE/TENANT	Proforma RENT (Monthly)	Actual RENT (Monthly)	SIZE (RSF)	\$/SF	TERM (Ending)	Deposit	NOTES
Suite 103/103A - Pro Medica	\$ 9,677.00	\$ 9,677.00	7,000	\$ 16.59	7/14/2030	\$ -	Yrs 2-5 = \$12.50/SF; Yrs 6-7 = \$13/SF; *\$6.59/SF for TI Rent
Suite 100 - Timothy Otte, CPA	\$ 1,431.08	\$ 1,431.08	1,321	\$ 13.00	11/30/2027	\$ -	Renewal rate to be negotiated
Suite 102B - Vision Development Center	\$ 1,810.00	\$ 1,810.00	1,469	\$ 14.79	12/31/2024	\$ 2,100.00	2% annual increases
Suite 101 - Enhabit	\$ 3,530.25	\$ 3,530.25	3,138	\$ 13.50	7/30/2029	\$ -	2% annual increases
Suite 102 - Vacant	\$ 2,351.00		2,351	\$ 12.00			
Suite 100A - Vacant	\$ 2,637.00		2,637	\$ 12.00			
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	\$ 21,436.33	\$ 16,448.33	17,916	\$ 11.02		\$ 2,100.00	

INCOME STATEMENT - 2024 (ACTUAL)

INCOME	
POTENTIAL RENTAL INCOME	\$ 197,379.96
Vacancy/Credit Loss	0.00%
EFFECTIVE RENTAL INCOME	\$ 197,379.96
Other Income	\$ -
GROSS OPERATING INCOME	\$ 197,379.96

INCOME STATEMENT - 2024 (PROFORMA)

INCOME	
POTENTIAL RENTAL INCOME	\$ 257,235.96
Vacancy/Credit Loss	5.00%
EFFECTIVE RENTAL INCOME	\$ 244,374.16
Other Income	\$ -
GROSS OPERATING INCOME	\$ 244,374.16

OPERATING EXPENSES NNN expenses + \$5.27/SF/YR

Real Estate Taxes		
- City		
- County	\$ 15,013.00	
Property Insurance	\$ 2,543.00	
Maintenance & Repairs (CAM) - Estimated	\$ 8,729.00	
Management	\$ -	0.00%
TOTAL OPERATING EXPENSES	\$ 26,285.00	
NET OPERATING INCOME	\$ 171,094.96	
OpEx Per Square Foot	\$ 1.47	
PRICE	\$ 2,800,000.00	
CAP RATE	6.11%	

OPERATING EXPENSES NNN expenses + \$5.27/SF/YR

Real Estate Taxes		
- City		
- County		
Property Insurance		
Maintenance & Repairs (CAM) - Estimated		
Management	\$ 7,331.22	3.00%
TOTAL OPERATING EXPENSES	\$ 7,331.22	
NET OPERATING INCOME	\$ 237,042.94	
OpEx Per Square Foot	\$ 0.41	
PRICE	\$ 2,800,000.00	
CAP RATE	8.47%	

OPERATING EXPENSE RATIO	13.32%
PRICE PER SQUARE FOOT	\$ 156.28

OPERATING EXPENSE RATIO	3.00%
PRICE PER SQUARE FOOT	\$ 156.28