

Commercial CAP Rate Calculation Sheet

Date of Calculation: _____

Property Address: 6273-6285 Cheviot Rd 30-Mar-26

Income

(Per most recent fiscal year)

Rents	\$237,000.00	800
Vending	\$2,800.00	1000
Storage	\$0.00	800
Other	\$0.00	875
_____	\$0.00	1100
_____	\$0.00	900
		775
TOTAL Gross Rents	\$239,800.00	900

Expenses

(Per most recent fiscal year)

		1100
		950
Utilities	\$11,300.00	610
Water	\$15,500.00	
Insurance	\$10,000.00	875
Property Tax	\$22,250.00	995
Main. & Repairs	\$7,000.00	875
Waste Collection	\$4,200.00	950
Management	\$0.00	825
Professional	\$0.00	1100
Other	\$0.00	800
Vacancy 0.00%	\$0.00	800
		975
TOTAL Expenses	\$70,250.00	950
		875

Net Income

Total Gross Rents	\$239,800.00	
Minus		
Total Expenses	\$70,250.00	
Net Income	\$169,550.00	

CAP Rate

Net Income	\$169,550.00	
Divide By		
Proposed Property Value	\$2,300,000.00	

CAP Rate **7.37%**

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