

Pro Forma Value-Add Scenarios

72-78 Main Street | Bisbee, Arizona

The following scenarios illustrate potential income growth through lease-up of the vacant restaurant space and modest rent increases on existing tenants.

Scenario	Gross Income	Expenses	Projected NOI	Cap Rate
Current Income	\$39,240	\$7,790	\$31,450	3.16%
Lease @ \$2,500 + 10% Rent Increase	\$73,164	\$7,790	\$65,374	6.57%
Lease @ \$3,000 + 10% Rent Increase	\$79,164	\$7,790	\$71,374	7.17%
Lease @ \$4,000 + 15% Rent Increase	\$93,120	\$7,790	\$85,330	8.58%

Investment Note: Modest rent adjustments to existing tenants combined with lease-up of the renovated restaurant space could produce stabilized cap rates exceeding 8 percent.