



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. PLEASE NOTE THAT THE
CURRENT CHARGES FOR THE ASSISTED LIVING ARE MUCH HIGHER
THAN \$3,500 A 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

