

**ANNUAL PROPERTY OPERATING DATA**

\* Based on Current Rents, see APOD Pro Forma for projected rent potential

size ft2  
rate/ft2 n+D5  
rental rate

Price	\$	650,000	
Down Payment	\$	162,500	25%
Cost of Acquisition	\$	-	
Loan Points			
Investment Basis	\$	650,000	

Date 2/27/2026  
Purpose Broker's Statement  
Name Katie Ward  
Location Ward Commercial  
Type 2329 Fairview

Financing					
Existing	Balance	Payment	#Pmt/Yr	% Interest	Term
1st					
2nd					
3rd					
Potential					
1st	\$ 487,500	\$0.00	12	4.50%	20
2nd	\$ -		12	7.00%	0
		\$0.00			

**ALL FIGURES ARE ANNUAL**

			Comments
1. GROSS RENTAL INCOME	\$ 3,685	\$ 44,220	* CURRENT RENTAL INCOME
1a. Plus: Other Income-		\$ -	Unit B: \$1,100/month - 1 yr lease (expires 6/01/26)
3a. EFFECTIVE RENTAL INCOME		\$ 44,220	Unit 1: \$1,100/month - currently month-to-month lease
4a. Less: Vacancy and Credit Loses (5% avg)		\$ -	Unit 2: \$1,485/month - currently month-to-month lease
<b>5a. GROSS OPERATING INCOME</b>		\$ 44,220	
<b>OPERATING EXPENSES</b>			
6. Real Estate Taxes	\$ 6,770		
7. Personal Property Taxes			
8. Property Insurance	\$ 3,000		
9. Off-Site Management (7%)	\$ -	\$ -	
10. Accounting			
11. Payroll, Expenses/Benefits			
12. Payroll Taxes/Workmen's Compensation			
13. Repairs & Maintenance (5%)	\$ -		
<b>Utilities:</b>	\$ -		
14. Gas	\$ -		
15. Electricity	\$ 1,400		Basement Unit & Common Area House Meter
16. Water	\$ 750		
17. Sewer	\$ -		
18. Cable/Telephone	\$ -		
19. Cell Phone	\$ -		
20. Advertising/Licensing/Yellowpages	\$ -		
21. Supplies			
22. Miscellaneous	\$ -		
<b>Contract Services:</b>			
23. Garbage	\$ 900		
24. Snow Removal			tenant responsibility
25. Janitorial			
26. Landscaping			tenant responsibility
27. Security			
28. Common Area Maintenance			
<b>29. TOTAL OPERATING EXPENSES</b>		\$ 12,820	
<b>30. NET OPERATING INCOME</b>		\$ 31,400	Capitalization Rate: 4.83%
31. Less: Annual Debt Service		\$ -	
<b>32. CASH FLOW BEFORE TAXES</b>		\$ 31,400	Cash on Cash: 4.83%
	Monthly:	\$ 2,617	

Prepared By:  
Katie L. Ward  
Broker/Owner

These statements and figures herein, while not guaranteed, are secured from sources we believe to be reliable.  
Assumptions: Association dues paid by tenant, they will include insurance, etc.  
Storage included in price.

**ANNUAL PROPERTY OPERATING DATA**

\* Pro Forma - Based on Potential Rents

size ft2  
rate/ft2 n+D5  
rental rate

Price	\$	650,000	
Down Payment	\$	162,500	25%
Cost of Acquisition	\$	-	
Loan Points			
Investment Basis	\$	650,000	

Date 2/27/2026  
Purpose Broker's Statement  
Name Katie Ward  
Location Ward Commercial  
Type 2329 Fairview

Financing					
Existing	Balance	Payment	#Pmt/Yr	% Interest	Term
1st					
2nd					
3rd					
Potential					
1st	\$ 650,000	\$0.00	12	6.07%	20
2nd	\$ -		12		0
		\$0.00			

**ALL FIGURES ARE ANNUAL**

**Comments**

1. GROSS RENTAL INCOME	\$	4,200	\$	50,400	* PROJECTED POTENTIAL RENTAL INCOME
1a. Plus: Other Income-	\$	-	\$	-	Unit B: \$1,200/month - 1 yr lease (expires 6/01/26)
3a. EFFECTIVE RENTAL INCOME	\$	-	\$	50,400	Unit 1: \$1,400/month - currently month-to-month lease
4a. Less: Vacancy and Credit Loses (5% avg)	\$	-	\$	-	Unit 2: \$1,600/month - currently month-to-month lease
5a. GROSS OPERATING INCOME	\$	-	\$	50,400	
<b>OPERATING EXPENSES</b>					
6. Real Estate Taxes	\$	6,770			
7. Personal Property Taxes					
8. Property Insurance	\$	3,000			
9. Off-Site Management (7%)	\$	-	\$	-	
10. Accounting					
11. Payroll, Expenses/Benefits					
12. Payroll Taxes/Workmen's Compensation					
13. Repairs & Maintenance (5%)	\$	-			
Utilities:	\$	-			
14. Gas	\$	-			
15. Electricity	\$	1,400			Basement Unit & Common Area House Meter
16. Water	\$	750			
17. Sewer	\$	-			
18. Cable/Telephone	\$	-			
19. Cell Phone	\$	-			
20. Advertising/Licensing/Yellowpages	\$	-			
21. Supplies					
22. Miscellaneous	\$	-			
<b>Contract Services:</b>					
23. Garbage	\$	900			
24. Snow Removal	\$	-			tenant responsibility
25. Janitorial					
26. Landscaping	\$	-			tenant responsibility
27. Security					
28. Common Area Maintenance					
29. TOTAL OPERATING EXPENSES	\$	12,820			
30. NET OPERATING INCOME	\$	37,580			Capitalization Rate: 5.78%
31. Less: Annual Debt Service	\$	-			
32. CASH FLOW BEFORE TAXES	\$	37,580			Cash on Cash: 5.78%

Monthly: \$ 3,132

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Katie L. Ward  
Broker/Owner

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