



Business or Project Name:
 Contact:
 Property Address:

 Cell:
 Email:

Prepared By: Pinnacle Commercial
 Contact: Trev Adair
 Address: 1110 Dina Ct.
 Hiawatha, IA 52233
 Cell: (319) 550-2125
 Email: trev@pinnacleirealtyia.com

Income | Opex | Market Cap Value

Lot & Building Information

Parcel Information

Parcel: 04-30-376-004
 Legal Description: LOT 1 OF 1 SE SW 30 95 3
 Zoned: Commercial
 # Units: 91

Taxes

| | Monthly | Annual |
|-----------------------|----------|------------|
| Taxes Storage: | \$542.00 | \$6,504.00 |
| Taxes Event Center: | \$105.17 | \$1,262.00 |
| Taxes Total: | \$647.17 | \$7,766.00 |

Building Detail

| | Year Built | Length | Width | Sqft: |
|-----------------------|------------|--------|-------|--------|
| Storage Building 1: | 2021 | 230 | 31 | 7,130 |
| Storage Building 2: | 2022 | 144 | 40 | 5,760 |
| Storage Building 3: | 2024 | 252 | 30 | 7,560 |
| Event Center: | 1996 | 70 | 30 | 2,100 |
| Total Sqft: | | | | 22,550 |

Rental Rates

Storage Units

| Unit Size | # Units | Monthly Rental Rate | Monthly | Annual |
|---|-----------|---------------------|-------------------|--------------------|
| 10x12 | 4 | \$60.45 | \$241.80 | \$2,901.60 |
| 10x15 | 46 | \$70.09 | \$3,224.14 | \$38,689.68 |
| 12x20 | 16 | \$79.05 | \$1,264.80 | \$15,177.60 |
| 12x30 | 25 | \$140.15 | \$3,503.75 | \$42,045.00 |
| Total Income Storage: | 91 | | \$8,234.49 | \$98,813.88 |
| Electricity: | | | -\$38.00 | -\$456.00 |
| Insurance: | | | -\$47.00 | -\$564.00 |
| Taxes: | | | -\$542.00 | -\$6,504.00 |
| Maggies Storage: Net Operating Income (NOI): | | | \$7,607.49 | \$91,289.88 |

Bar | Restaurant | Event Center

| | Sqft. | \$ Sqft. | Monthly | Annual |
|---|-------|----------------|-------------------|--------------------|
| Base Rent: | 2,100 | \$8.29 | \$1,450.00 | \$17,400.00 |
| Buildout: | 2,100 | \$0.00 | \$0.00 | \$0.00 |
| CAM: (Utilities): | 2,100 | \$1.78 | \$311.00 | \$3,732.00 |
| Insurance: | 2,100 | \$1.01 | \$177.50 | \$2,130.00 |
| Taxes: | 2,100 | \$0.60 | \$105.17 | \$1,262.00 |
| Bar Restaurant Event Center: Net Operating Income (NOI): | | \$11.68 | \$2,043.67 | \$24,524.00 |

Income Summary

| | | |
|----------------------------------|-------------------|---------------------|
| NOI Storage: | \$7,607.49 | \$91,289.88 |
| NOI Restaurant Event Center: | \$1,450.00 | \$17,400.00 |
| Total NOI: | \$9,057.49 | \$108,689.88 |

Bank Loan Information

| | Sqft. | Interest Rate: | Payments Per Year: | Amort Period (Yrs): | |
|-------------------------|--------|----------------|--------------------|---------------------|-----------------|
| | 22,550 | 6.50% | 12 | 25 | |
| Purchase Price: | | | | | \$ 1,485,000.00 |
| Down Payment: | | | | 20% | \$ 297,000.00 |
| Debt Balance: | | | | 80% | \$ 1,188,000.00 |
| Debt Payment - Monthly: | | | | | \$ 8,021.46 |
| Debt Payment - Annual: | | | | | \$ 96,257.53 |
| Debt Payment - Sqft: | | | | | \$4.27 |

Strength of Investment

| | % | Annual NOI | Down Payment | Value |
|--------------------------|-------|--------------|--------------|----------------|
| Market Cap: | 7.50% | | | \$1,449,198.40 |
| COC Return: | | \$108,689.88 | \$297,000.00 | 36.60% |
| Payback Period: (Years): | | | | 2.73 |