

# PROFORMA P&L

(assuming 100% occupancy)

Asking Price: \$ 1,149,900.00

Gross Rental Income: \$ 115,200.00 (\$1,600 mo. x 6 doors)

|                      |    |             |                                                                                  |
|----------------------|----|-------------|----------------------------------------------------------------------------------|
| Property Taxes       | \$ | (19,112.00) |                                                                                  |
| Insurance            | \$ | (13,000.00) | (includes wind)                                                                  |
| Trash                | \$ | (4,200.00)  |                                                                                  |
| Landscaping          | \$ | (1,200.00)  |                                                                                  |
| Property Management  | \$ | (1,140.00)  | (\$95 mo. x 6 doors)                                                             |
| Common Area Electric | \$ | (840.00)    |                                                                                  |
| Camera WiFi          | \$ | (180.00)    |                                                                                  |
| Maintenance          | \$ | -           | (undetermined, recent capital improvements including \$100k in towards electric) |
| Total Expenses:      | \$ | (39,672.00) |                                                                                  |

NOI: \$ 75,528.00

CAP Rate: 6.57% (projected assuming 100% occupancy, less maintenance)