

1570 Sumneytown Pike

Pro Forma – Commercial Property

Income

Unit	Annual Rent
A - Salon	\$61,680.00
B - Landscape Architect	\$48,996.00
C - Dental Practice	\$109,272.72

Gross Scheduled Rent (GSR): \$219,948.72

Operating Expenses

Category	Amount
Cleaning & Maintenance	\$7,447.00
Cleaning & Maintenance	\$2,909.00
Repairs	\$9,943.00
Property Taxes	\$31,650.00
Utilities	\$3,685.00
Other (Landscaping, Pest, Plumbing, Trash)	\$12,539.00

Total Operating Expenses: \$68,173.00

Net Operating Income (NOI)

NOI: \$151,775

Valuation Scenarios

Cap Rate	Estimated Value
6.0% Cap	\$2,529,583
6.5% Cap	\$2,335,000
7.0% Cap	\$2,168,214