

Tenant Suite Wing Overview

- This is one wing within a larger office condominium building, not a standalone property
- The wing consists of four private executive offices with shared reception and conference room space
- It's designed for professional users who want private offices without leasing a large footprint

Purpose of the Pro Forma

- The pro forma was created to clearly show the income potential of this specific wing on its own
- It's intended to be conservative and realistic, not promotional
- The goal is transparency, not forecasting best-case outcomes

How to Read the Numbers

- Rents are modeled at reasonable, market supported levels
- Vacancy and expenses are intentionally built in
- No rent growth or aggressive assumptions are used

What It Demonstrates

- The wing can function as a manageable, income producing component of the larger building
- It can generate steady income that helps offset ownership costs
- Any upside would come from execution, not assumptions

Important Note

- Figures shown are projections, not guarantees
- Actual performance depends on leasing, market conditions, and management decisions

Bottom Line

This is a straightforward, conservatively modeled executive suite designed to communicate what the space can reasonably support, without relying on optimistic assumptions.

Here's the attachment as a link for your review:

[1938 Office Tenant Suites .pdf](#)