

Property Name Alexis Park
Location 920 W. Alexis Rd. Toledo OH, 43612
Type of Property Retail
Size of Property 27,703 SF / 4 (SF/Units)

Annual Property Operating Data

Purchase Price _____

Purpose of Analysis ProForma - 2026

	\$/SF or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME	\$216,350			
2 Less: Vacancy & Cr. Losses		(5 % of PRI)		Building is now 100% occupied
3 EFFECTIVE RENTAL INCOME			\$205,533	
4 Plus: Other Income (Collectable)		\$ 77,683	\$ 77,683	NNN + Administration
5 GROSS OPERATING INCOME	\$283,216		\$283,216	Based On Current Rent Roll
6 OPERATING EXPENSES:				
7 Real Estate Taxes		\$24,112		2025 Actual
8 Property Insurance		\$ 5,868		2025 Policy Premium
9 Off Site Management		\$10,818		2026 Estimate (5% of PRI)
10 Repairs and Maintenance		\$ 6,416		2025 Actual
11 Utilities:		\$ 7,535		2025 Actual
12 GAS	\$ - 0 -			2025 Actual
13 ELECTRIC	\$ 1,600			2025 Actual (Exterior Lighting)
14 WATER / SEWER	\$ 5,935			2025 Actual
15 Telephone				
16 Accounting and Legal	\$ 2,510	\$ 2,510		2025 Actual
17 Licenses/Permits				
18 Advertising				
19 Supplies				
20 Miscellaneous Contract Services		\$17,444		2025 Actual
21 Bank Charges	\$ 298			2025 Actual
22 Waste Removal	\$ - 0 -			2025 Actual (Tenants maintain)
23 Lawn	\$ 5,937			2025 Actual
24 Snow	\$ 8,809			2025 Actual
25 Parking Lot Cleaning	\$ 2,400			
26 TOTAL OPERATING EXPENSES			\$ 74,703	
27 NET OPERATING INCOME			\$208,513	

2026 investment analysis. All expenses are based on 2025 actuals unless noted otherwise.

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared by: Ryan Miller