

Otero Promenade Commercial Condos

<i>Rents</i>	Monthly Rent	Net Operating Income
	Actual	\$76,423.00
Unit A101 - Falcon Investing & Insurance 1173 sf	\$1,200.00	
A102 - S. Stauning 930 sf	\$1,200.00	
A104 - Inspired by You LLC 1571 sf	\$2,000.00	Price
A106 - S. Frank 1552 sf	\$2,000.00	\$1,075,000
A108 - Serengeti Care 1582 sf	\$2,400.00	
6808 Total SF		Cap Rate *
		7.109%
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	\$8,800.00	
Total Rental Income	\$105,600.00	\$15.50/sf Avg
Annual Gross Rents		

<i>Expenses</i>	Yearly Amount
Water, sewer, garbage - included in HOA/BOA Dues	\$0.00
Property Taxes	\$5,733.00
Insurance	\$708.00
HOA/BOA (\$268 x 5 units)	\$16,080.00
Pest Control	\$320.00
Snow Removal - included in HOA/BOA Dues	\$0.00
Management fees	\$6,336.00
Total Expenses	<hr/> \$29,177.00

Inclusions

Otero Promenade Commercial Condos

<i>Rents</i>		Monthly Rent	Net Operating Income
		Actual	\$113,319.00
Unit A101 - Falcon Investing & Insurance 1173 sf	\$20/sf Annual	\$23,460.00	
A102 - S. Stauning 930 sf	\$20/sf Annual	\$18,600.00	
A104 - Inspired by You LLC 1571 sf	\$20/sf Annual	\$31,420.00	Price
A106 - S. Frank 1552 sf	\$20/sf Annual	\$31,040.00	\$1,075,000
A108 - Serengeti Care 1582 sf	\$20/sf Annual	\$31,640.00	
			Cap Rate *
			10.541%
Annual Gross Rents		\$136,160.00	

<i>Expenses</i>	Yearly Amount
Water, sewer, garbage - included in HOA/BOA Dues	\$0.00
Property Taxes	\$5,733.00
Insurance	\$708.00
HOA/BOA (\$268 x 5 units)	\$16,080.00
Pest Control	\$320.00
Snow Removal - included in HOA/BOA Dues	\$0.00
Management fees	\$0.00
Total Expenses	\$22,841.00

Inclusions

Cash on Cash Analysis

Actual		
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NOI	\$76,423	
Monthly Payment with loan terms: 6.75% 30 year Amort. 25% down	\$5,079	
Cash to purchase	\$268,750	
Monthly Cash Flow	\$1,290	
	cash on cash return	5.76%
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Pro Forma		
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NOI	\$113,319	
Monthly Payment with loan terms: 6.75% 30 year Amort. 25% down	\$5,079	
Cash to purchase	\$268,750	
Monthly Cash Flow	\$4,364	
	cash on cash return	19.49%

Promenade Commercial

Unit #	RENT	EXPIRES
Unit A101 - Falcon Inv	\$1,200.00	
A102 - S. Stauning	\$1,200.00	
A104 - Inspired by Voi	\$2,000.00	
A106 - S. Frank	\$2,000.00	
A108 - Serengeti Care	\$2,400.00	