

APOD: FINANCIAL SUMMARY

2300 Western Ave. Las Vegas, NV

BLDGS RENT SUMMARY	Units	MARKET (AVG)	Total Monthly Rents
Food/Coffee Trailer Leases	2	\$3,500	\$7,000
New Addition of 2 mechanics Bays	1	\$4,500	\$4,500
Existing 2 oil changing bays lease	1	\$4,500	\$4,500
Rear Building Lease 2 shops	2	\$5,000	\$10,000
Totals Avg			\$26,000

	PER YEAR	PER MONTH
C-STORE RETAIL SALES	\$300,000.00	\$25,000.00
C- Store Operating Expenses	\$240,000.00	\$20,000.00
C-STORE NOI	\$60,000.00	\$5,000.00

INCOME SUMMARY

INCOME ANALYSIS	PER YEAR	PER MONTH	Sales in Gallons Monthly	Profit per Gallon
BLDGS Rental Income	\$312,000	\$26,000		
4 Fuel Dispensers: 3 Types Unleaded	\$240,000	\$20,000	100,000	\$0.20
4 Fuel Dispensers: On Road Diesel	\$150,000	\$12,500	50,000	\$0.25
2 Off Road Diesel Dispensers	\$82,500	\$6,875	25,000	\$0.28
2 DEF (Diesel Exhaust Fluid) Dispensers	\$45,000	\$3,750	5,000	\$0.75
1 Propane Pump	\$30,000	\$2,500	2,500	\$1.00
Gross Scheduled Income	\$919,500	\$71,625		
Vacancy (5% of BLDGS Rental Income)	(\$15,600)	(\$1,300)		
Concessions (1.5% BLDGS Rental Income)	(\$4,680)			
Effective Gross Income	\$899,220	\$74,935		
Projected Expenses	(\$76,840)	(\$6,403)		
NET OPERATING INCOME	\$822,380	\$68,532		

EXPENSE SUMMARY

EXPENSE ANALYSIS	PER YEAR	PER MONTH
Property Taxes (23-24)	\$4,640	\$387
Utilities (Wtr/Swr/Pwr/Data/Comm/POS)	\$0	\$0.00
Insurance (estimated)	\$30,000	\$2,500.00
Legal, CPA & Other Prof Fees	\$5,000	\$416.67
TOTAL OBLIGATORY EXPENSES	(\$39,640)	(\$3,303)
Maintenance	\$6,000	\$500
Property Management On-Site (5% of BLDGS Rental Inco	\$15,600	\$300
Supplies	\$0	\$0
Reserves (5% of BLDGS Rental Income)	\$15,600	\$1,300
TOTAL DISCRETIONARY EXPENSES	(\$37,200)	(\$3,100)
TOTAL EXPENSES	(\$76,840)	(\$6,403)

NOI	\$822,380
MARKET VALUE	\$6,950,000
CAP RATE	11.83%