

4139 W. Walton 13-10-226-043

4139 WALTON LLC RENT ROLL

SUITE	TENANT	TERM	SQUARE FEET	MONTHLY RENT
BUMPS	OPTION RENT			
SUITE A	FULLER APPRAISAL, LLC	4+ YEARS	210 est	\$375.00
3%annual with admin				
SUITE B	K. GALLOWAY & CO.	mo to mo	770 est	\$875.00
3% annual				
SUITE C	DOLL BOOKKEEPING	1 YEAR	300 est	\$500.00
SUITE D	LIFEPATHWAYS	month to month	1,167	\$1,361.50
SUITE F	BOOTH PATTERSON	1 YEARS	1,071	\$1,285.00
SUITE G	CONTRACT PROFESSIONALS, INC.	5 YEARS	3,082	\$3,600.00 est 3%
annual increase				
Total			6,600 approx leased	
	7,996.85==	\$95,958 annual		

\$12.49 sf/yr gross building area

\$14.54 sf/yr rentable area

Gross estimated \$96,000

Expenses avg 3 yr \$45,000

Projected NOI \$51,000

At a 9 cap that's \$566,667 at 8 its \$637,500

Ernie RE taxes will increase about \$8,000 once uncapped, they are based upon \$672,000 true cash value – most cap rates use the old taxes but this is tricky – and management is not in the expense figures if we stay on and

administrate the building we will charge \$4,800.00 annual \$500.00 per month, we were only charging \$100.00 per month. The utilities should come down \$3,000.00 or so with all the space occupied.

Building is fully leased. Partner owner is leasing back small suite at \$375 mo. for 4+ years remaining and is administrating the building for \$500.00 per month. This is flexible if buyer needs the space.

2 new AC units this year, 1 in 2017 and one in 2003

1 new furnace, 2 in 2014 and one in 2003.

One tenant occupies nearly the entire north ½ of the building with 5 years 3 months remaining and 3% annual increases. 5 small tenants occupy the remainder building with nearly all on short term leases between month to month and 1+ year. North suite remodeled by tenant in 2015 prior to occupancy. 2 Small suites remodeled at the same time.

Common areas and hall, janitors closet and coffee room for small tenants.

7,581 s.f Ernie the 7,452 sf prd has inside wall dimensions approximately 11% of the 7,581 is common hall lavatories and break rooms.

Full basement approximately ¼ committed to short term tenants, 250 s.f. to long term tenant.

Landlord will vacate basement space within 30 days after closing, or commit to leasing a portion back.