

Investment Overview		
Price		\$1,950,000
Price Per SF		\$ 299.63
Cap Rate		3.36%
GRM		17.20
Proforma CAP Rate		5.33%
Proforma GRM		13.14

Property Info		
Building Size		6508 SQFT
Number of Units		3
Year Built		1991

Unit Mix and Rent Schedule					
Units	Type	Avg Current Rent	Total Rent	Avg Proforma	Total Proforma Rent
2	Office	\$ 3,424.00	\$ 6,848.00	\$ 4,121.00	\$ 12,363.00
1	Vacant	Potential Rent	\$ 2,600.00		
3			\$ 9,448.00		\$ 12,363.00

Income		Monthly	Current	Proforma
Annual Gross Rent (Current/Potential)		\$ 9,448.00	\$ 113,376.00	\$ 148,356.00
			\$ -	\$ -
Other			\$ -	\$ -
Gross Scheduled Income			\$ 113,376.00	\$ 148,356.00
Vacancy Rate		3%	\$ 3,401.28	\$ 4,450.68
Effective Gross Income			\$ 109,974.72	\$ 143,905.32

Expenses		Current	Proforma
Operating Expenses (Current/Potential)			
New Property Taxes	1.106083%	\$21,568.62	\$21,568.62
Insurance		\$ 184.67	\$ 2,216.00
Property Management		\$ 250.00	\$ 250.00
Utilites: Electric		\$ -	\$ -
Utilites: Gas		\$ -	\$ -
Utilities: Trash		\$ -	\$ -
Utilities: Water		\$ -	\$ -
R&M Building		\$ 416.67	\$ 5,000.00
HOA		\$ 1,287.00	\$ 15,444.00

Total Operating Expenses		\$44,478.62	\$44,478.62
Expenses per Unit		\$3,706.55	\$3,706.55
Net Operating Income		\$ 65,496.10	\$ 103,877.38