

**liff Building
Purchase Price Analysis**

\$6,000,000.00 purchase price
 4% annual increase in rent after 2026
 4% annual increase in expenses
 10% annual increase in misc expenses

Monthly Rent	\$75,385.00	\$81,458.00	\$84,716.32	\$88,104.97	\$91,629.17	
2024	15.5% Rent Increase	10.1% Rent Increase	4% Rent Increase	4% Rent Increase	4% Rent Increase	
est. Q4	2025	2026	2027	2028	2029	
Rent Actual	\$780,000.00	\$904,620.00	\$977,496.00	\$1,016,595.84	\$1,057,259.67	\$1,099,550.06

Expenses						
CAM Expenses						
Property Tax	\$60,000.00	\$62,400.00	\$64,896.00	\$67,491.84	\$70,191.51	\$72,999.17
Insurance	\$30,000.00	\$31,200.00	\$32,448.00	\$33,745.92	\$35,095.76	\$36,499.59
Water & Water Treatment	\$12,000.00	\$12,480.00	\$12,979.20	\$13,498.37	\$14,038.30	\$14,599.83
Trash	\$19,200.00	\$19,968.00	\$20,766.72	\$21,597.39	\$22,461.28	\$23,359.74
Electrical & Gas	\$108,000.00	\$112,320.00	\$116,812.80	\$121,485.31	\$126,344.72	\$131,398.51
Misc	\$10,000.00	\$10,400.00	\$10,816.00	\$11,248.64	\$11,698.59	\$12,166.53
Total CAM	\$239,200.00	\$248,768.00	\$258,718.72	\$269,067.47	\$279,830.17	\$291,023.37

Non-Pass Thru Expenses						
Management	\$42,000.00	\$43,680.00	\$45,427.20	\$47,244.29	\$49,134.06	\$51,099.42
General Maintenance	\$6,000.00	\$6,240.00	\$6,489.60	\$6,749.18	\$7,019.15	\$7,299.92
HVAC & Elevator Maintenance	\$1,920.00	\$1,996.80	\$2,076.67	\$2,159.74	\$2,246.13	\$2,335.97
Building Supplies	\$18,000.00	\$18,720.00	\$19,468.80	\$20,247.55	\$21,057.45	\$21,899.75
Telephone & Cable	\$3,000.00	\$3,120.00	\$3,244.80	\$3,374.59	\$3,509.58	\$3,649.96
Landscaping	\$9,000.00	\$9,360.00	\$9,734.40	\$10,123.78	\$10,528.73	\$10,949.88
Janitorial	\$36,000.00	\$37,440.00	\$38,937.60	\$40,495.10	\$42,114.91	\$43,799.50
Janitorial Supplies	\$12,000.00	\$12,480.00	\$12,979.20	\$13,498.37	\$14,038.30	\$14,599.83
Digital Sign	\$3,600.00	\$3,744.00	\$3,893.76	\$4,049.51	\$4,211.49	\$4,379.95

Total Non-Pass Thru Expenses	\$131,520.00	\$136,780.80	\$142,252.03	\$147,942.11	\$153,859.80	\$160,014.19
Misc cost at 10%	\$13,152.00	\$14,467.20	\$15,913.92	\$17,505.31	\$19,255.84	\$21,181.43
Total Expenses	\$383,872.00	\$400,016.00	\$416,884.67	\$434,514.89	\$452,945.81	\$472,218.99

Net Income	\$396,128.00	\$504,604.00	\$560,611.33	\$582,080.95	\$604,313.87	\$627,331.07
Rate Of Return on Equity	6.60%	8.41%	9.34%	9.70%	10.07%	10.46%