

# **Pro Forma Lease Numbers - 801 S.Bagdad Leander, TX 78641**

**Base Rent Income:** \$12.75/SF/YR \*for Each Building totaling 8400 SF

**Monthly Rental Income (Base):** \$8,925.00

**Yearly Rental Income (Base):** \$107,100.00

<b>Current Expenses:</b>	<b><u>Taxes</u></b>	<b><u>Electric</u></b>	<b><u>Water</u></b>
<b>Per Month:</b>	\$1,366.67	\$300.00	\$50.00
<b>Per Year:</b>	\$16,400	\$3,600.00	\$600.00

**Total Expenses Monthly:** \$1,716.67

**Total Expenses Annually:** \$20,600.00

**Total NNN charged to Tenant:** \$2.43/SF/YR (= \$20,600 in expenses)

**Cap Rate based on Sale price of \$850,000.00** 12.6% cap rate

**\*\*\* This cap rate does not take in to account any debt service required on behalf of the buyer\*\*\***

The information herein is a Pro Forma and has been secured from sources which we deem reliable such as comparable rental properties. We have no reason to doubt its accuracy; however, broker does not warrant or guarantee the accuracy of the above or attached information. Buyer is responsible for verification of any and all information contained herein and must perform their own due diligence and inspections at their expense. This property is subject to prior sale, corrections, errors, omissions, change of price, and withdrawal from the market without prior notice.