

## 3200 Fairlane Farms Road Analysis Current 2/1/24

<u>Unit</u>	<u>Tenant</u>	<u>Sq ft</u>	<u>\$/sq</u>	<u>Rent \$</u>	<u>Occupancy %</u>	<u>Real Est Tax \$ / yr</u>	<u>Real Est Tax \$ / mo</u>	<u>Start Date</u>	<u>Term</u>	<u>Expiration Date</u>	<u>Option</u>
Unit 1	Krismar USA Inc.	1174	\$ 34.50	\$ 3,375.25	14%	\$ 6,514.34	\$ 542.86	2/1/2024	2 Yrs	1/31/2026	No
Unit 2 + 3 + 4 Rear	Apex Automotive	3950	\$ 19.30	\$ 6,353.39	49%	\$ 22,800.19	\$ 1,900.02	1/1/2020	5 Yrs	1/1/2025	Yes
Unit 4	NK Wellness Inc.	1076	\$ 23.69	\$ 2,124.20	13%	\$ 6,049.03	\$ 504.09	3/15/2024	2 Yrs	3/14/2026	No \$ 2,745.12
Unit 5	Piper Properties	2000	\$ 34.50	\$ 5,750.00	24%	\$ 11,167.44	\$ 930.62	10/15/2023	5 yrs	10/14/2028	Yes
1 Acre Land	Foster Marine	-	\$ -	\$ 5,000.00	0%	\$ -	\$ -	1/1/2023	3 yrs	12/31/2025	Yes

AVG \$ / sq ft: \$ 29.43

2023 Real Estate Taxes: \$ 46,531.00 (paid by tenants)

\$ 22,602.84 Monthly Rental Income  
 \$ 271,234.12 Yearly Rental Income  
 \$ 14,381.25 Yearly Expenses  
 \$ 256,852.87 NOI

### Expenses - 2023 Actual

POA Dues \$ 2,468.00  
 Repairs \$ 2,466.38  
 Electric \$ 1,178.45  
 Fire Alarm Svc \$ 706.20  
 Landscaping \$ 3,000.00  
 Trash \$ 2,619.36  
 Water \$ 1,942.86  
 Yearly Expenses: \$ 14,381.25

\$ 256,852	\$ 356,852	NOI
\$ 4,295,000	\$ 5,095,000	Cost
6.0%	7.0%	Cap Rate