



Tanner Good | KYCB Commercial Real Estate Pro Forma

Contact Tanner Good: 859.339.8105 | Tanner@KYCB.net | www.KYCB.net | Principal Broker

Address	Type	Ask Price	Rent Rate	Market Rate	Mgmt Fee	Utilities/Trash	Lawncare	Maint. Fees M/O	NOI On Current	NOI On Market	Cap Rate (current)	Cap Rate (market)
434 Patrician Place 2 Davielle, KY 40422	Quad	\$110,000	\$1,000.00	\$1,000.00	10%	Tenant	\$30	5.0%	\$900.00	\$900.00		
434 Patrician Place 2 Davielle, KY 40422	Quad	\$110,000	\$800.00	\$1,000.00	10%	Tenant	\$30	5.0%	\$720.00	\$900.00		
434 Patrician Place 3 Davielle, KY 40422	Quad	\$110,000	\$1,000.00	\$1,000.00	10%	Tenant	\$30	5.0%	\$900.00	\$900.00		
434 Patrician Place 4 Davielle, KY 40422	Quad	\$110,000	\$1,000.00	\$1,000.00	10%	Tenant	\$30	5.0%	\$900.00	\$900.00		
442 Patrician Place 1 Davielle, KY 40422	Quad	\$110,000	\$900.00	\$1,000.00	10%	Tenant	\$30	5.0%	\$810.00	\$900.00		
442 Patrician Place 1 Davielle, KY 40422	Quad	\$110,000	\$775.00	\$1,000.00	10%	Tenant	\$30	5.0%	\$697.50	\$900.00		
442 Patrician Place 2 Davielle, KY 40422	Quad	\$110,000	\$0.00	\$1,000.00	10%	Tenant	\$30	5.0%	\$0.00	\$900.00		
442 Patrician Place 4 Davielle, KY 40422	Quad	\$110,000	\$875.00	\$1,000.00	10%	Tenant	\$30	5.0%	\$787.50	\$900.00		
6111 Lees Avenue Davielle, KY 40422	Quad	\$256,000	\$2,000.00	\$2,500.00	10%	Tenant	\$120	6.0%	\$12,800.00	\$22,500.00		

Financing Terms													
Down Payment	20.00%												
	\$176,000.00												
Int. Rate	7.75%												
Down Payment	30.00%												
	\$264,000.00												
Int. Rate	7.75%												
P & I 25 Yr													
P & I 30 Yr													
1.4% Sale Price	<table border="1"> <tr> <td>Property Tax</td><td>M/D</td></tr> <tr> <td></td><td>\$1,026</td></tr> <tr> <td>Monthly Insurance</td><td></td></tr> <tr> <td></td><td>\$33</td></tr> <tr> <td>Total</td><td></td></tr> <tr> <td></td><td>\$1,359</td></tr> </table>	Property Tax	M/D		\$1,026	Monthly Insurance			\$33	Total			\$1,359
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	\$1,026												
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9 Doors Asking Price \$880,000 \$6,350.00 \$8,000.00 \$240 \$4,356.00 \$5,841.00 5.94% 7.97%

Notes	
Conditions are great, properties are maintained very well. Tenants are happy.	
NOI Is after Tax and Insurance Estimates	
Final Cap Rates are after Tax and Insurance Estimates	