

Commercial CAP Rate Calculation Sheet

Date of Calculation: _____

Property Address: 3301 Camvic Terr March 8,26

Income

(Per most recent fiscal year)

Rents	\$144,000.00
Vending	\$0.00
Storage	\$0.00
Other	\$0.00
_____	\$0.00
_____	\$0.00

TOTAL Gross Rents \$144,000.00

Expenses

(Per most recent fiscal year)

Utilities	\$0.00
Water	\$0.00
Insurance	\$10,203.96
Property Tax	\$14,232.00
Main. & Repairs	\$1,680.00
Waste Collection	\$0.00
Management	\$0.00
Professional	\$0.00
Other	\$0.00
Vacancy	0.00% \$0.00

TOTAL Expenses \$26,115.96

Net Income

Total Gross Rents	\$144,000.00
Minus	
Total Expenses	<u>\$26,115.96</u>
Net Income	<u><u>\$117,884.04</u></u>

CAP Rate

Net Income	\$117,884.04
Divide By	
Proposed Property Value	<u>\$1,100,000.00</u>

CAP Rate 10.72%

Tom Deutsch, Jr.
Coldwell Banker
513-460-5302

