													Proforma	
	412 N 8th St	ene-24	feb-24	mar-24	abr-24	may-24	jun-24	jul-24	ago-24	sep-24	oct-24	nov-24	dic-24	
	Income													
Rented	Restaurante	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,200.00	3,100.00	
Rented	Unit 2											975.00	975.00	
Rented	Unit 3	1,155.00	995.00	995.00	995.00	995.00	995.00	995.00	995.00	995.00	995.00	995.00	995.00	
Potential	Unit 5												-	
Potential	Unit 6												-	
	Otther Income											195.0		
	Total Income	**4,255.0**	**4,095.0**	**4,095.0**	**4,095.0**	**4,095.0**	**4,095.0**	**4,095.0**	**4,095.0**	**4,095.0**	**4,095.0**	**5,365.0**	**5,070.0**	**51,545.00**
													-	
	Expenses												-	
	Property Management													
	Utilities												-	
	Maintenance		472.0		129.00	691.00	180.00				1,160.00	488.00		
	Eviction													
	Other	100.0										1,225.00	0	
	Operating Expenses	**100.0**	**472.0**	**-**	**129.0**	**691.0**	**180.0**	**-**	**-**	**-**	**1,160.0**	**1,713.0**	**-**	**4,445.00**
	EBITDA	**4,155.0**	**3,623.0**	**4,095.0**	**3,966.0**	**3,404.0**	**3,915.0**	**4,095.0**	**4,095.0**	**4,095.0**	**2,935.0**	**3,652.0**	**5,070.0**	**47,100.00**
	Insurance	718.61	718.61	718.61	718.61	718.61	718.61	388.74	388.74	388.74	388.74	388.74	388.74	
	Other expenses (Prop Tax)	2,195.42	5,155.44											
	Other Expenses	**2,914.03**	**5,874.05**	**718.61**	**718.61**	**718.61**	**718.61**	**388.74**	**388.74**	**388.74**	**388.74**	**388.74**	**388.74**	**13,994.96**
	Profit	**1,240.97**	**(2,251.05)**	**3,376.39**	**3,247.39**	**2,685.39**	**3,196.39**	**3,706.26**	**3,706.26**	**3,706.26**	**2,546.26**	**3,263.26**	**4,681.26**	**33,105.04**

At present

	Renewal increase	0%		
	Montlhy rent income	5,070.00	Indicative Cap Rate	8.96%
	Gross Annual income	**60,840.00**	Offer price	**545,000.00**
	Prop Tax	7,350.86		
	Insurance	4,664.88		
	NOI	**48,824.26**		

Upside: 600 per month 2 Vacant commercial unit

	Renewal increase	0%		
	Montlhy rent income	5,670.00	Indicative Cap Rate	10.28%
	Gross Annual income	**68,040.00**	Offer price	**545,000.00**
	Prop Tax	7,350.86		
10%	Insurance	4,664.88		
	NOI	**56,024.26**		

Sales Price **$ 545,000.00**