Justin Business Park

Sale Price $6,000,000

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
FOR THE YEARS ENDING	SEPT 2026	SEPT 2027	SEPT 2028	SEPT 2029	SEPT 2030
TENANT REVENUE					
Rent	429,006	453,263	480,944	512,923	533,942
Expense Recoveries	130,383	140,742	147,908	155,679	163,292
TOTAL TENANT REVENUE	559,389	594,005	628,852	668,602	697,234
VACANCY ALLOWANCE	(5,594)	(5,940)	(6,289)	(6,686)	(6,972)
EFFECTIVE GROSS INCOME	553,795	588,065	622,563	661,916	690,262
OPERATING EXPENSES					
Management Fees	22,152	23,523	24,903	26,477	27,610
Insurance	37,800	39,690	41,675	43,758	45,946
Utilities	3,960	4,158	4,366	4,584	4,813
Repairs & Maintenance	3,900	4,095	4,300	4,515	4,740
Trash	8,720	9,156	9,614	10,094	10,599
Landscaping	10,440	10,962	11,510	12,086	12,690
Taxes	46,883	49,227	51,688	54,273	56,986
Non-Recoverable Operating Expenses	149	0	0	0	0
TOTAL OPERATING EXPENSES	134,004	140,811	148,056	155,787	163,384
NET OPERATING INCOME	**419,791**	**447,254**	**474,507**	**506,129**	**526,878**
CAP RATE	7.00%	7.45%	7.91%	8.44%	8.78%

Current CAP Rate 4.12%