

Property Value Based on CAP Rate
1965 E 42nd Street
Lorain, OH 44055

		notes
BASE RENT	48,000.00	\$4,000 *12 months
Vacancy potential (15% vacant)	-7,200.00	
CAM Reimb. & Other	0.00	
Total Revenue	\$ 40,800.00	
CAM Expenses		
Insurance	1,992.00	
Real Estate Taxes	4,196.00	
Management Fee	-	
Repairs & Maintenance	4,080.00	10% of revenue
Increase from increased Occupancy		
Administrative	-	
Utilities	7,365.00	Water Trash Sewer
Increase from increased Occupancy		
Total Operating Expenses	\$ 17,633.00	
NOI	\$ 23,167.00	
NOI Margin	57%	
Total Debt Service	0	
Distributions	0	
Cash Flow	\$ 23,167.00	
Ppty Value @ 7.7% Cap Rate	\$ 300,870.13	