

	Proforma Island Park									
Fort Myers, Florida	Rent Roll									

Unit	Tenants	SF area	Lease Term	Rent/SF				Tenant Reimbursements					Total Income	
				Year	Base Rent/Yr	Annual Increase	Option	CAM	Taxes	Mgmt Fee	Insurance	Total		Total/sf
A	Serenity Medspa	965	13/2025 - 02/28/2	\$31.09	\$30,000.00	4.00%	None	\$5,780.00	\$0	\$0	\$0	\$5,780	\$5.99	\$35,780
B	Yoyo Day Spa	965	11/2024 - 10/31/2	\$42.49	\$41,000.00	5.00%	1 yr	\$5,780.00	\$0	\$0	\$0	\$5,780	\$5.99	\$46,780
C	Five Star Kitch	965	18/2024 - 08/27/2	\$30.05	\$29,000.00	4.00%	None	\$5,780.00	\$0	\$0	\$0	\$5,780	\$5.99	\$34,780
D	Hair Design &	965	10/2025 - 07/30/2	\$25.91	\$25,000.00	5.00%	3 yr	\$5,780.00	\$0	\$0	\$0	\$5,780	\$5.99	\$30,780
E	Bennett Mana	645	10/2024 - 12/30/2	\$28.22	\$18,200.00	4.00%	1 yr	\$3,757.00	\$0	\$0	\$0	\$3,757	\$5.82	\$21,957
F	The Attic Gall	645	11/2024 - 06/30/2	\$24.21	\$15,615.00	-	None	\$3,757.00	\$0	\$0	\$0	\$3,757	\$5.82	\$19,372
G	The Barbie Ha	645	10/2024 - 08/31/2	\$26.20	\$16,900.00	4.00%	None	\$3,757.00	\$0	\$0	\$0	\$3,757	\$5.82	\$20,657
H	Celeste Lash	645	11/2025 - 04/30/2	\$28.22	\$18,200.00	5.00%	None	\$3,757.00	\$0	\$0	\$0	\$3,757	\$5.82	\$21,957
I	DA & Insuranc	645	11/2025 - 04/20/2	\$25.19	\$16,250.00	5.00%	None	\$3,757.00	\$0	\$0	\$0	\$3,757	\$5.82	\$20,007
J	Crystals & Co	645	19/2024 - 08/31/2	\$28.22	\$18,200.00	4.50%	None	\$3,757.00	\$0	\$0	\$0	\$3,757	\$5.82	\$21,957
Totals/Avg		7,730		\$29.54	\$228,365.00	40.50%		\$45,662	\$0	\$0	\$0	\$45,662	\$5.91	\$274,027

Income and Expense Analysis

Gross Rent		\$274,027
Tenant Parking		
Potential Gross Income		\$274,027
Less: Vacancy and Collection Loss @	0.00%	
Effective Gross Income	\$/sf	\$274,027
Less: Operating Expenses		
Taxes	\$12,170.00	\$1.57
Insurance	\$14,980.00	1.94
Maintenance	\$3,000.00	0.39
CAM	\$6,000.00	0.78
Management	\$8,500.00	1.10
Reserves		-
Total	\$44,650.00	\$5.78
Net Operating Income		\$229,377

Loan Summary

Net Operating Income:	\$229,377
Capitalization Rate:	7.00%
Estimated Value:	\$3,270,000
Value Per Square Foot:	\$423.03
Loan Amount:	\$2,125,500
Loan Per Square Foot:	\$274.97
Loan To Value:	65%
Term (yrs):	1
Amortization (yrs):	25
Interest Rate:	6.75%
10-Year Treasury:	5.00%
Lender Spread:	
Constant:	8.29094%
Yearly Debt Service:	\$176,224
Debt Coverage Ratio:	1.30
Cash Flow after Debt Service:	\$53,153