

# ANNUAL PROPERTY OPERATING DATA

\* Based on Current Rents, see APOD Pro Forma for projected rent potential

size ft2  
rate/ft2 n+D5  
rental rate

Price	\$	675,000
Down Payment	\$	168,750 25%
Cost of Acquisition	\$	-
Loan Points		
Investment Basis	\$	675,000

Date 12/29/2025  
Purpose Broker's Statement  
Name Katie Ward  
Location Ward Commercial  
Type 2329 Fairview

Financing					
Existing	Balance	Payment	#Pmt/Yr	% Interest	Term
1st					
2nd					
3rd					
Potential					
1st	\$ 506,250	\$0.00	12	4.50%	20
2nd	\$ -		12	7.00%	0
		\$0.00			

## ALL FIGURES ARE ANNUAL

## Comments

1. GROSS RENTAL INCOME	\$	3,685	\$	44,220	* CURRENT RENTAL INCOME
1a. Plus: Other Income-			\$	-	Unit B: \$1,100/month - 1 yr lease (expires 6/01/26)
3a. EFFECTIVE RENTAL INCOME			\$	44,220	Unit 1: \$1,100/month - currently month-to-month lease
4a. Less: Vacancy and Credit Loses (5% avg)			\$	-	Unit 2: \$1,485/month - currently month-to-month lease
5a. GROSS OPERATING INCOME			\$	44,220	
OPERATING EXPENSES					
6. Real Estate Taxes	\$	6,770			
7. Personal Property Taxes					
8. Property Insurance	\$	3,173			
9. Off-Site Management (7%)	\$	-	\$	-	
10. Accounting					
11. Payroll, Expenses/Benefits					
12. Payroll Taxes/Workmen's Compensation					
13. Repairs & Maintenance (5%)	\$	-			
Utilities:	\$	-			
14. Gas	\$	-			
15. Electricity	\$	-			
16. Water	\$	1,384			
17. Sewer	\$	-			
18. Cable/Telephone	\$	-			
19. Cell Phone	\$	-			
20. Advertising/Licensing/Yellowpages	\$	-			
21. Supplies					
22. Miscellaneous	\$	-			
Contract Services:					
23. Garbage	\$	900			
24. Snow Removal	\$	500			
25. Janitorial					
26. Landscaping	\$	900			
27. Security					
28. Common Area Maintenance					
29. TOTAL OPERATING EXPENSES			\$	13,627	
30. NET OPERATING INCOME			\$	30,593	Capitalization Rate: 4.53%
31. Less: Annual Debt Service			\$	-	
32. CASH FLOW BEFORE TAXES			\$	30,593	Cash on Cash: 4.53%

Monthly: \$ 2,549

Prepared By:  
Katie L. Ward  
Broker/Owner

These statements and figures herein, while not guaranteed, are secured from sources we believe to be reliable.  
Assumptions: Association dues paid by tenant, they will include insurance, etc.  
Storage included in price.

# ANNUAL PROPERTY OPERATING DATA

\* Pro Forma - Based on Potential Rents

size ft2  
rate/ft2 n+D5  
rental rate

Price	\$	675,000	
Down Payment	\$	168,750	25%
Cost of Acquisition	\$	-	
Loan Points			
Investment Basis	\$	675,000	

Date 2/1/2026  
Purpose Broker's Statement  
Name Katie Ward  
Location Ward Commercial  
Type 2329 Fairview

Financing					
Existing	Balance	Payment	#Pmt/Yr	% Interest	Term
1st					
2nd					
3rd					
Potential					
1st	\$ 675,000	\$0.00	12	6.07%	20
2nd	\$ -		12		0
		\$0.00			

## ALL FIGURES ARE ANNUAL

## Comments

1. GROSS RENTAL INCOME	\$	4,100	\$	49,200	* PROJECTED POTENTIAL RENTAL INCOME
1a. Plus: Other Income-			\$	-	Unit B: \$1,200/month - 1 yr lease (expires 6/01/26)
3a. EFFECTIVE RENTAL INCOME			\$	49,200	Unit 1: \$1,300/month - currently month-to-month lease
4a. Less: Vacancy and Credit Loses (5% avg)			\$	-	Unit 2: \$1,600/month - currently month-to-month lease
5a. GROSS OPERATING INCOME			\$	49,200	
OPERATING EXPENSES					
6. Real Estate Taxes	\$	6,770			
7. Personal Property Taxes					
8. Property Insurance	\$	3,173			
9. Off-Site Management (7%)	\$	-	\$	-	
10. Accounting					
11. Payroll, Expenses/Benefits					
12. Payroll Taxes/Workmen's Compensation					
13. Repairs & Maintenance (5%)	\$	-			
Utilities:	\$	-			
14. Gas	\$	-			
15. Electricity	\$	-			
16. Water	\$	1,384			
17. Sewer	\$	-			
18. Cable/Telephone	\$	-			
19. Cell Phone	\$	-			
20. Advertising/Licensing/Yellowpages	\$	-			
21. Supplies					
22. Miscellaneous	\$	-			
Contract Services:					
23. Garbage	\$	900			
24. Snow Removal	\$	-			
25. Janitorial					
26. Landscaping	\$	-			
27. Security					
28. Common Area Maintenance					
29. TOTAL OPERATING EXPENSES			\$	12,227	
30. NET OPERATING INCOME			\$	36,973	Capitalization Rate: 5.48%
31. Less: Annual Debt Service			\$	-	
32. CASH FLOW BEFORE TAXES			\$	36,973	Cash on Cash: 5.48%

Monthly: \$ 3,081  
Prepared By:  
Katie L. Ward  
Broker/Owner

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Assumptions: Association dues paid by tenant, they will include insurance, etc.  
Storage included in price.