

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	\$ -		\$0.00	12	7.00%	0

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	\$ 44,220	Unit 1: \$1,100/month - currently month-to-month lease
4a. Less: Vacancy and Credit Losses (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 Losses (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

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Storage included in price.