

# EXECUTIVE SUITE WING – PROJECTED INCOME (PRO FORMA)

1938 N. Hercules Ave, Clearwater, FL

## Property Overview

- 4 Private Executive Offices (approx. 9.5' × 11' each)
- Shared professional reception & conference room
- High-speed internet included
- Flat utility reimbursement: \$150/month per office

## Projected Income (Conservative Assumptions)

Description	Monthly	Annual
Office Rent (4 × \$725)	\$2,900	\$34,800
Utilities & Services (4 × \$150)	\$600	\$7,200
<b>Total Gross Income</b>	<b>\$3,500</b>	<b>\$42,000</b>
Vacancy Allowance (10%)	(350)	(4,200)
<b>Effective Gross Income (EGI)</b>	<b>\$3,150</b>	<b>\$37,800</b>
Operating Expenses (~30%)	(945)	(11,340)
<b>Net Operating Income (NOI)</b>	<b>\$2,205</b>	<b>\$26,460</b>

## Buyer Highlights

- Offsets approximately **\$2,200/month** in ownership costs
- Conservative underwriting for lender and buyer credibility
- Market rents support upside potential (**\$750-\$795/month**)
- Suites may be leased as-is or customized
- Management involvement is flexible

## Amenities

- Shared reception & conference room
- High-speed internet
- Central A/C
- On-site parking
- Flexible lease terms

## Location

Prime Clearwater location with quick access to:

- US-19
- Gulf-to-Bay Blvd
- Downtown Clearwater
- Tampa & St. Petersburg

## Disclaimer:

This pro forma reflects projected income based on current market conditions. Actual results may vary. Provided for informational purposes only and not a guarantee of performance.