

Income & Opex Summary		Flight Ready Parking Suites	
Income	Monthly Rental Rate	Monthly	Annual
10x20	\$180.00	\$16,380.00	\$196,560.00
10x30	\$240.00	\$16,560.00	\$198,720.00
14x40	\$325.00	\$2,600.00	\$31,200.00
Indoor Units:		\$35,540.00	\$426,480.00
Office Shop:	\$0.00	\$0.00	\$0.00
Outdoor Spaces:	\$0.00	\$0.00	\$0.00
Base Income:		\$35,540.00	\$426,480.00
Late Fee:	11.31%	\$4,019.57	\$48,234.89
Sales Tax:	7.00%	\$2,487.80	\$29,853.60
CC Fees:	3.50%	\$1,243.90	\$14,926.80
Total Income:		\$43,291.27	\$519,495.29

Expenses	Unit Cost / %	Monthly Expenses	Annual Expenses
Property Management Fee:	0.00%	\$0.00	\$0.00
Tenant Inc. - Mgmt. Software:	\$163.95	\$163.95	\$1,967.40
Marketing:	\$45.00	\$45.00	\$540.00
Google Workspace:	\$0.00	\$0.00	\$0.00
Phone:	\$18.21	\$18.21	\$218.52
Internet:	\$85.22	\$85.22	\$1,022.64
Electric - MidAmerican Energy:	\$186.11	\$186.11	\$2,233.32
Lawn Care & Snow Removal:	\$104.63	\$104.63	\$1,255.56
Farm Bureau - Ins. Policy:	\$480.66	\$480.66	\$5,767.92
Accounting:	\$85.00	\$85.00	\$1,020.00
City Water & Stormwater:	\$43.33	\$43.33	\$519.96
State & Local Sales Tax:	7.00%	\$2,487.80	\$29,853.60
Total Expenses:		\$3,699.91	\$44,398.92
NOI:		\$39,591.36	\$475,096.37
Gross Taxes:	2026	-\$5,464.03	-\$65,568.35
Tax Reimbursement Check from City of Cedar Rapids:	2026	\$2,458.81	\$29,505.76
Net Income:		\$36,586.15	\$439,033.77

Market Cap	Appraiser Recommended Cap %	Stabilized
Selling Price:		\$4,225,000.00
Market Cap:	6.25%	\$7,601,541.89
	7.50%	\$6,334,618.24

COC Return Payback Period	Stabilized
COC Return:	Annual NOI: \$475,096.37
	Cash Invested: 845,000.00
	Annual Debt Service: \$267,561.90
	Annual Cash Flow: \$207,534.47
COC Return:	24.56%
Payback Period: (Years):	4.07
