372 S Main - Projected Fully Finished and Leased						
Downtown Memphis, Tennessee						
	Rentable	Rate		Taxes, Insurance	MONTHLY	ANNUAL
Income:	SF	PSF	Base Rent		RENTS	RENTS
Suite 101 (Spine Sport)	3,385	$21.00	$5,924	$965.51	$6,889	$82,671
Suite 102 (Civil Axe)	2,875	$21.00	$5,031	$820.04	$5,851	$70,215
Suite 201 (Unfinished)	3,410	$21.00	$5,968	$972.64	$6,940	$83,282
Suite 202 (Yoga Six)	2,800	$21.00	$4,900	$798.65	$5,699	$68,384
Expense Pass Thru Restaurant						
TOTALS:	12,470	$3.42			$25,379.33	$304,552
GROSS SCHEDULED INCOME:					$25,379.33	$304,552
OPERATING EXPENSES					Monthly	Annual
Property Taxes						
City Taxes (current 2025)					$1,391.27	$16,695.22
CBID					$330.76	$3,969.16
County Taxes (current 2025)					$1,334.80	$16,017.54
Estimated Insurance					$500.00	$6,000.00
				Total Taxes and Insurance		$42,681.92
Managegment 4%					$1,015.17	$12,182.08
TOTAL EXPENSES					$4,572.00	$54,864
NET OPERATING INCOME: (NOI)						$249,687.92
FINAL VALUE OF INCOME APPROACH	$266.97	$ psf	$3,329,172.31		7.50%	Cap Rate