

# Sawmill 10-Plex Condo

Building

SALES PRICE STARTING AT: **\$4,900,000.00** 5.00% CAP RATE

7/7/23

	Estimated/Proposed	Estimated/Proposed
Estimated Revenue (Rent)	Monthly Revenue	Annual Revenue
Suite 1	\$2,650.00	\$31,800.00
Suite 2	\$2,650.00	\$31,800.00
Suite 3	\$2,650.00	\$31,800.00
Suite 4	\$2,650.00	\$31,800.00
Suite 5	\$2,650.00	\$31,800.00
Suite 6	\$2,650.00	\$31,800.00
Suite 7	\$2,650.00	\$31,800.00
Suite 8	\$2,650.00	\$31,800.00
Suite 9	\$2,650.00	\$31,800.00
Suite 10	\$2,650.00	\$31,800.00
Garage Parking 1	\$50.00	\$600.00
Washer Dryer	\$35.00	\$420.00
Media Package Included	\$800.00	\$9,600.00
Utility Fee	\$650.00	\$7,800.00
Pet fee	\$260.00	\$3,120.00
<b>Subtotal</b>	<b>\$28,295.00</b>	<b>\$339,540.00</b>

1875

Estimated Expense	Estimated Monthly	Estimated Annual
HOA*	\$2,250.00	\$27,000.00
Insurance	\$450.00	\$5,400.00
Property Tax	\$2,000.00	\$24,000.00
Maintenance/Reserves/	\$0.00	\$0.00
Replacement	\$80.40	\$964.80
Vacancy (3.0%)	\$848.85	\$10,186.20
Property Management	\$2,263.60	\$27,163.20
	<b>\$7,892.85</b>	<b>\$94,714.20</b>

\*\* Builder Warranty 1st Year

\*\* Passaro Leasing 8%

Typical Unit Approximatley	Livable SF
Level 1	2812
Level 2	5624
Level 3	5624
Total Livable SF	<u>14060</u>

Based off architectural plans

PLEASE NOTE: Each buyer / investor should consult with their own accountant, attorney, or other advisor. Seller is offering these figures as estimates only and not as a guarantee.

\*HOA rates may adjust based upon the owners of the association - see HOA breakdown of estimated costs.

\* Passaro Leasing is the Leasing company (cost included in Proforma)