



HYDINGER STEWART & CHEW  
COMMERCIAL PROPERTIES, LLC

1805 7TH STREET SOUTH  
CLANTON, AL 35045  
PRICE: \$200,000

## Cash N Carry Property

WESLEY CLINE, CCIM  
Broker  
(205) 380-3334  
wes@hsccommercial.com  
3072, Alabama

# TABLE OF CONTENTS

Pro Forma Summary  
Executive Summary

## WESLEY CLINE, CCIM

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wes@hsccommercial.com

3072, Alabama





# PRO FORMA SUMMARY

Cash N Carry Property  
1805 7th Street South | Clanton, AL 35045



## Investment Summary

Price	\$160,783
Tenants	1
RSF	2,500
Price/RSF	\$64.31
Floors	1
Cap Rate	6.0%

## Tenant Annual Scheduled Income

Tenant	Actual
AL Dept of Transportation	\$14,400
<b>Totals</b>	<b>\$14,400</b>

## Annualized Income

Description	Actual
<b>Gross Potential Rent</b>	<b>\$14,400</b>
- Less: Vacancy	\$0
<b>Effective Gross Income</b>	<b>\$14,400</b>
- Less: Expenses	(\$4,753)
<b>Net Operating Income</b>	<b>\$9,647</b>

## Annualized Expenses

Description	Actual
Property Management Fee	\$720
Building Insurance	\$1,039
Repairs	\$2,040
Taxes - Real Estate	\$954
<b>Total Expenses</b>	<b>\$4,753</b>
<b>Expenses Per RSF</b>	<b>\$1.90</b>

## EXECUTIVE SUMMARY

Cash N Carry Property  
1805 7th Street South | Clanton, AL 35045

### Acquisition Costs

Purchase Price, Points and Closing Costs	\$160,783
Investment - Cash	\$160,783

### Investment Information

Purchase Price	\$160,783
Price per SF	\$64.31

### Income, Expenses & Cash Flow

<b>Gross Scheduled Income</b>	<b>\$14,400</b>
Total Vacancy and Credits	\$0
Operating Expenses	(\$4,753)
<b>Net Operating Income</b>	<b>\$9,647</b>
Debt Service	\$0
<b>Cash Flow Before Taxes</b>	<b>\$9,647</b>

### Financial Indicators

Cash-on-Cash Return Before Taxes	6.00%
Debt Coverage Ratio	N/A
Capitalization Rate	6.00%
Gross Income / Square Feet	\$5.76
Gross Expenses / Square Feet	(\$1.90)
Operating Expense Ratio	33.01%