

ANNUAL PROPERTY OPERATING DATA

Name: Verizon Building
904 N Belt Hwy
City: St. Joseph
State: Missouri
Lease: 4/30/09 - 4/30/27
Building upgarded 2023 by Tenant

Price: \$1,650,000.00
Loans: \$0.00
Equity: \$1,650,000.00

GROSS SCHEDULED RENTAL INCOME		\$85,956.00
Plus: Other Income		<u>\$14,661.00</u>
GROSS INCOME		\$100,617.00
Less: Vacancy and Credit Losses:		<u>\$0.00</u>
GROSS OPERATING INCOME		\$100,617.00
Less: Operating Expenses		
Accounting and Legal		\$0.00
Advertising, Licenses and Permits		\$0.00
Property Insurance - Estimate		\$2,006.00
Property Management	4.00%	\$3,440.00
Payroll - Resident Manager		\$0.00
Other		\$0.00
Taxes & Workman Comp		\$0.00
Personal Property Taxes		\$0.00
Real Estate Taxes		\$12,655.00
Repairs and Maintenance		\$0.00
Services - Elevator		\$0.00
Janitor		\$0.00
Lawn		\$0.00
Pool		\$0.00
Rubbish		\$0.00
Internet		\$0.00
Other		\$0.00
Supplies		
Utilities - Electricity - CAM Areas		\$0.00
Gas and Oil		\$0.00
Sewer		\$0.00
Water		\$0.00
Telephone		\$0.00
Other		\$0.00
Miscellaneous		\$0.00
TOTAL OPERATING EXPENSES		<u>\$18,101.00</u>
NET OPERATING INCOME		\$82,516.00
Less: Total Annual Debt		<u>\$0.00</u>
CASH FLOW BEFORE TAXES		\$82,516.00
Estimated Vale @ 5% Cap Rate		\$1,650,320.00

Estimated Value @ 5.5% Cap Rate	\$1,500,290.91
Estimated Value @ 6% Cap Rate	\$1,375,266.67
Estimated Value @ 7 % Cap Rate	\$1,178,800.00
Estimated Value @ 7.5 % Cap Rate	\$1,100,213.33

Comments

\$26.86 Per Sq. Ft.
Taxes & Ins. Reimb.