APOD

Annual Property Operating Data

	Property Name	Valencia Gardens									
	Location	3459 Main St. Los Luna	S			Purc	hase Price	\$			875,000
	Type of Property	Insurance / Strip Center			Plus	Acqui	sition costs	•			
	Size of Property	3,350					Loan Fees				
	5.25 St. 1 (Sporty	0,000					Mortgages				
	Purpose of Analysis	Valuation for Sale			Equals		Investment				
	Assessed/Approised Values										
	Assessed/Appraised Values										
	Land							Desiredia	D1/		1
	Improvements							Periodic	Pmts/		Loan
	Personal Property				Existing		Balance	Payment	Yr	Interest	Term
	Total				1st						
					2nd						
	Adjusted Basis as of										
					Potential						
					1st						
					2nd						
			%								
	ALL FIGURES ARE ANNUAL	\$/sf or \$/Unit	of GOI					COMMENTS	S/FOOTN	OTES	
1	POTENTIAL RENTAL INCOME										
Α	Fci / Dreamz			\$	4,000						
	Edward Jones			\$	1,190						
	State Farm			\$	2,500						
	CU Anytime			\$	693			1			
				*	-						
				\$	8,383.00						
2	2 Plus: Other Income			Ψ	0,000.00			•			
	B Less: rent abatement			•	_			-			
	EFFECTIVE RENTAL INCOME			\$	8,383		-				
				<u> </u>	0,303						
	5 Plus: Other Income (base yr reimb)										
6	GROSS OPERATING INCOME			\$	100,596						
	OPERATING EXPENSES:										
	Real Estate Taxes			\$	6,353						
	3 state & local taxes										
g	Property Insurance			\$	2,500						
10	Off Site Management										
11	Payroll										
12	Repairs and Maintenance			\$	6,000						
13	3 Utilities:							•			
14	Electrical										
	Gas							•			
15	water/sewer	· 		\$	4,571			-			
	S Phone			<u> </u>	.,						
	Office, Accounting and Legal										
	Supplies										
	Miscellaneous Contract Services:										
) Janitorial							-			
	Landscaping										
	Pest control										
	window washing										
	Janitorial supplies										
	Parking lot / snow removal							-			
	Asset Management										
	management personnel										
	pest control										
29	TOTAL OPERATING EXPENSES	\$		\$	19,424	\$	5.80	per square f			
	Less Dreamz NNN contribution			\$	(4,370)			40%	tax, water		
	(RE Tax, Water)										
				\$	15,054						
30	NET OPERATING INCOME					\$	85,542				
	Value at 9.78% Cap					\$	875,000				
	Per Square Foot					\$	261				
								Prepared for:			

Prepared for:	
Prepared by:	Erin Quinn