

Net Operating Income
100 Los Alamos Hwy

\$3,000.00 monthly rent

\$36,000 in annual rent

Owner/landlord expenses:

\$940.24 taxes on 102 Los Alamos Hwy

\$2,667.40 taxes on 100 Los Alamos Hwy

\$3,607.64 total taxes

\$3,735 Insurance

\$7,342.64 Total annual expenses

\$28,657.36 Total Net Operating Income

$28,657.36 / 447,000 = 0.06411$ or 6.4% Cap rate