

Property Name Lulu's and Water Co
 Location _____
 Type of Property Retail
 Size of Property 400 (Sq. Ft./Units)
 Purpose of analysis Investment Analysis

Annual Property Operating Data

Purchase Price 210,000
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial Investment 157,500
52,500

Assessed/Appraised Values
 Land 0 15%
 Improvements 0 85%
 Personal Property 0 0%
 Total 0 100%

Adjusted Basis as of 19-May-25 \$210,000

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	\$157,500	\$1,221	12	7.0%	20	20
2nd			12			

ALL FIGURES ARE ANNUAL			\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME				8,400	
2	Less: Vacancy & Cr. Losses			(5. % of PRI)	420	
3	EFFECTIVE RENTAL INCOME				7,980	
4	Plus: Other Income (collectable)				24,524	Water Company Kiosk Net income
5	GROSS OPERATING INCOME				32,504	
OPERATING EXPENSES:						
7	Real Estate Taxes			1,138		Estimated
8	Personal Property Taxes					
9	Property Insurance			900		Estimated
10	Off Site Management					
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance			400		actual 2024
	Utilities:			800		actual 2024
15						
16						
17						
18						
19	Accounting and Legal					
20	Licenses/Permits					
21	Advertising					
22	Supplies					
23	Miscellaneous Contract Services:					
24						
25						
26						
27						
28						
29	TOTAL OPERATING EXPENSES				3,238	
30	NET OPERATING INCOME				29,266	14% Cap Rate
31	Less: Annual Debt Service				14,653	
32	Less: Participation Payments (from Assumptions)					
33	Less: Leasing Commissions					
34	Less: Funded Reserves					
35	CASH FLOW BEFORE TAXES				\$14,613	

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The statements and figures herein, while not guaranteed, are secured
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Prepared for: _____

Prepared by: Richard Hanna and Amy Monarc