

Property Name 5401 Kathryn Ave SE
Location San Mateo Blvd & Kathryn Ave
Type of Property Ground Lease Investment
Size of Property square feet
Purpose of analysis Sales Listing (Lots 10,11,12)

Annual Property Operating Data

Purchase Price \$515,225
Price per square foot #DIV/0!
Approx. acreage

NNN ground lease, 100% occupied

Assessed Value
Land
Improvements
Personal Property
Total

Adjusted Basis as of:

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
2nd	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

ALL FIGURES ARE ANNUALIZE or \$/Unit				COMMENTS / FOOTNOTES	
	\$/SQ FT	%			
			of GOI		
1 POTENTIAL RENTAL INCOME				39,930	Actual gross annual income as of 12/1/2024.
2 Less: Vacancy & Cr. Losses		%	of PRI)		
3 EFFECTIVE RENTAL INCOME				39,930	
4 Plus: Other Income (collectable)					
5 GROSS OPERATING INCOME				39,930	Total GRI (actual).
6 OPERATING EXPENSES:					
7 Real Estate Taxes					2023 assessment (\$4,486.34) paid by Tenant
8 Personal Property Taxes					
9 Property Insurance					All insurance expenses paid by Tenant.
10 Off Site Management					
11 Payroll					
12 Office Expense					
13 Taxes/Worker's Compensation					
14 Repairs and Maintenance					Repairs/maintenance paid directly by Tenant.
15 Water, Sewer and Trash					
16 Utilities					All utilities paid directly by Tenant.
17					
18					
19					
20 Accounting and Legal					
21 Licenses/Permits					
22 Advertising					
23 Supplies					
24 Miscellaneous Services:					
25					
26					
27					
28					
29					
30 TOTAL OPERATING EXPENSES					
31 NET OPERATING INCOME				39,930	7.75%
32 Less: Annual Debt Service					(Cap Rate)
33 Less: Participation Payments					
34 Less: Leasing Commissions					
35 Less: Funded Reserves					
36 CASH FLOW BEFORE TAXES					

The statements and figures herein, while not guaranteed, are secured
from sources we believe authoritative.

Prepared for: Effective 12/1/2024
Prepared by: Mark Thompson