

Annual Property Operating Data

Property Name _____
 Location 119 San Pasquale
 Type of Property Office/Resturant/Retail
 Size of Property 4,929 (Sq. Ft./Units)
 Purpose of analysis _____

Assessed/Appraised Values
 Land 0 15%
 Improvements (Class 1) 0 85%
 Improvements (Class 8) _____
 Improvements (Class 17) _____
 Total 0 100%

Adjusted Basis as of: 20-Mar-25 \$1,020,000

Purchase Price 1,020,000
 Plus Acquisition costs _____
 Plus Loan Fees _____
 Less Mortgages _____
 Equals Initial Investment 1,020,000

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st			12		0	0
2nd			12		0	0

ALL FIGURES ARE ANNUAL				\$ / SQ FT or \$ / Unit		% of GOI		COMMENTS/FOOTNOTES	
1	POTENTIAL RENTAL INCOME			78,864	78,864			Suites A&B currently leased @\$16sf, Suite C	
2	Plus: Other Income (affected by vacancy)			19,731	19,731.00			NNN charges	
3	Less: Vacancy & Cr. Losses	(7. % of	98,595					
4	EFFECTIVE RENTAL INCOME			98,595	98,595			Income for suites A&B are actuals,	
5	Plus: Other Income (not affected by vacancy)							Income for Suite C are projected	
6	GROSS OPERATING INCOME				98,595			Suite C is correctly vacant	
OPERATING EXPENSES:									
7	Real Estate Taxes			4,960					
8									
9	Property Insurance			9,303					
10	Off Site Management								
11	Payroll								
12	Expenses/Benefits								
13	Taxes/Worker's Compensation								
14	Repairs and Maintenance			2,326					
	Utilities:			5,463					
15	Bldg Improvements							\$5570 New AC not included in Expenses, Bac	
16									
17									
18									
19	Accounting and Legal			55					
20	Licenses/Permits								
21	Advertising								
22	Supplies								
23	Miscellaneous Contract Services:								
24									
25									
26									
27									
28									
29	TOTAL OPERATING EXPENSES				22,107				
30	NET OPERATING INCOME				76,488				
31	Less: Annual Debt Service								
32	Less: Funded Reserves								
33	Less: Leasing Commissions								
34	Less: Capital Additions								
35	CASH FLOW BEFORE TAXES				\$76,488			7.5% CAP Rate	

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Prepared by: _____ Prepared for: _____