

# Annual Property Operating Data

Property Name \_\_\_\_\_  
Location 630-680 Haines NW  
Type of Property Industrial  
Size of Property 36,930 (Sq. Ft./Units)  
Purpose of analysis Broker Projection

Purchase Price 2,600,000  
Plus Acquisition Costs \_\_\_\_\_  
Plus Loan Fees/Costs \_\_\_\_\_  
Less Mortgages \_\_\_\_\_  
Equals Initial Investment 2,600,000

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

Adjusted Basis as of 12-Jun-25 \$2,600,000

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

ALL FIGURES ARE ANNUAL		\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME			267,572	Projected at \$6.00 for warehouse + Clinic
2	Less: Vacancy & Cr. Losses		( 2.5% of PRI )	6,689	
3	EFFECTIVE RENTAL INCOME			260,883	
4	Plus: Other Income (collectable)			47,739	Actual 2024 PNM and CAM Reimbursement
5	GROSS OPERATING INCOME			308,622	
OPERATING EXPENSES:					
7	Real Estate Taxes		20,733		Actual 2024
8	Personal Property Taxes				
9	Property Insurance		3,236		Actual 2024
10	Off Site Management		13,379		Projected at 5%
11	Payroll				
12	Expenses/Benefits				
13	Taxes/Worker's Compensation				
14	Repairs and Maintenance		18,000		Estimated
Utilities:					
15	Water		11,549		Actual 2024
16	Electric (PNM)		21,825		Actual 2024
17	Phone		872		Actual 2024
18					
19	Accounting and Legal				
20	Licenses/Permits				
21	Advertising				
22	Supplies				
23	Miscellaneous Contract Services:				
24	Landscaping		3,120		Actual 2024
25					
26					
27					
28					
29	TOTAL OPERATING EXPENSES			92,714	
30	NET OPERATING INCOME			215,908	Cap Rate 8.3%
31	Less: Annual Debt Service				
32	Less: Participation Payments (from Assumptions)				
33	Less: Leasing Commissions				
34	Less: Funded Reserves				
35	CASH FLOW BEFORE TAXES			\$215,908	

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

Prepared by: **Richard Hanna, CCIM**