Annual Property Operating Data

Property Name	10324 Menaul Blvd NE
Location	Menaul Blvd & Morris Street
Type of Property	Ground Lease Investment
Size of Property	square feet
Purpose of analysis	Sales Listing

Purchase Price	**$693,387**
Price per square foot	#DIV/0!
Approx. acreage	0.3580
	NNN ground lease, 100% occupied

				Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
Assessed Value									
Land									
Improvements									
Personal Property									
Total			1st						
			2nd						
Adjusted Basis as of:									

	ALL FIGURES ARE ANNUALIZE	$/SQ FT or $/Unit	% of GOI			COMMENTS / FOOTNOTES
1	**POTENTIAL RENTAL INCOME**				36,300	Actual gross annual income as of 12/1/2024.
2	Less: Vacancy & Cr. Losses		%	of PRI)		
3	**EFFECTIVE RENTAL INCOME**				36,300	
4	Plus: Other Income (cell tower ground lease)				14,597	Current income from cell tower ground lease
5	**GROSS OPERATING INCOME**				50,897	Total GRI (actual).
6	**OPERATING EXPENSES:**					
7	Real Estate Taxes					2023 assessment ($3,770.00) 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**				**50,897**	**7.34%**
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**