

Property Name 2120 Broadway Blvd SE
Location Broadway Blvd & Gibson Blvd
Type of Property Ground Lease Investment
Size of Property square feet
Purpose of analysis Sales Listing

Annual Property Operating Data

Purchase Price \$393,445
Price per square foot #DIV/0!
Approx. acreage 0.3912
NNN ground lease, 100% occupied

Assessed Value
Land
Improvements
Personal Property
Total

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

Adjusted Basis as of:

ALL FIGURES ARE ANNUALIZE or \$/Unit				\$/SQ FT		% of GOI		COMMENTS / FOOTNOTES	
1	POTENTIAL RENTAL INCOME				30,492			Actual gross annual income as of 12/1/2024.	
2	Less: Vacancy & Cr. Losses		% of PRI)						
3	EFFECTIVE RENTAL INCOME				30,492				
4	Plus: Other Income (collectable)								
5	GROSS OPERATING INCOME				30,492			Total GRI (actual).	
6	OPERATING EXPENSES:								
7	Real Estate Taxes							2023 assessment (\$3,693.34) 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				30,492			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