450 Meadow Run Dr. Hastings MI 49058

Profit & Loss

EXPENSES

Taxes	$ 5,480.00
Insurance	$ 1,800.00
Septic Pumping	$ 340.00
Dumpster	$ 756.00
Water Softener Rental	$ 744.00
Snow/Grass	$ 4,560.00
TOTAL	**$ 12,980.00**

INCOME

Unit 100 Edward Jones Financial	
$975.00 Month (new 5 year lease)	$11,700.00
Unit 200 Meadow Run Holistic	
$850.00 Month (month to month)	$10,200.00
($1,100.00 Month Proforma)	($13,200.00)
Unit 300 Pine Rest Health	
$1,350.00 Month (Exp. 06/27)	$16,200.00
Unit 400 Pediatric Psycological Services	
$875.00 Month (month to month)	$10,400.00
($1,100.00 Month Proforma)	($13,200.00)
CURRENT ACTUAL INCOME	**$48,600.00**
TOTAL PROFORMA INCOME	**$54,300.00**

LISTING PRICE----------$550,000

NET INCOME----------$41,320.00

CURRENT CAP RATE: 6.5%

PROFORMA CAP RATE: 7.5%