Annual Property Operating Data 1919 E Atlantic Blvd. Pompano Beach Provided by John D. McQueston



Cash Flow Analysis Worksheet

Property Name	1919 E. Atlantic Blvd.	Asking Price _	\$1,250,000.00
Prepared For		Plus Acquisiition	
Prepared By	John McQueston	Costs	
Date Prepared	21-Dec-23	Plus Loan	
		Fees/Costs -	

Taxable Income

- 1 Potential Rental Income
- 2 -Vacancy & Credit Losses
- 3 =Effective Rental Income
- 4 +Other Income (collectable)
- 5 =Gross Operating Income
- 6 -Operating Expenses
- 7 = NET OPERATING INCOME
- 8 Cap Rate

Actual	Projected	
\$45,912.00	\$90,212.00	
\$45,912.00	\$90,212.00	
\$45,912.00	\$90,212.00	
\$22,695.00	\$22,695.00	
\$23,217.00	\$67,517.00	
1.86%	5.40%	

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.