

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



Cash Flow Analysis Worksheet

Property Name	<u>1107-1109 Pine Dr.</u>	Asking Price	<u>\$999,000.00</u>
Prepared For	<u></u>	Plus Acquisition	<u></u>
Prepared By	<u>John McQueston</u>	Costs	<u></u>
Date Prepared	<u>21-Dec-23</u>	Plus Loan	<u></u>
		Fees/Costs	<u></u>

Taxable Income

	Actual	Projected
1 Potential Rental Income	\$48,000.00	\$72,000.00
2 -Vacancy & Credit Losses		
3 =Effective Rental Income	\$48,000.00	\$72,000.00
4 +Other Income (collectable)		
5 =Gross Operating Income	\$48,000.00	\$72,000.00
6 -Operating Expenses	\$20,304.00	\$20,304.00
7 =NET OPERATING INCOME	\$27,696.00	\$51,696.00
8 Cap Rate	2.77%	5.17%

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