Annual Property Operating Data

1919 E Atlantic Blvd. Pompano Beach Provided by John D. McQueston

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

Cash Flow Analysis Worksheet

Property Name	1107-1109 Pine Dr	Asking Price	$899,000.00
Prepared For		Plus Acquisiition	
Prepared By	John McQueston	Costs	
Date Prepared	15-Apr-24	Plus Loan	
		Fees/Costs	

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**	**3.08%**	**5.75%**

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