

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



Cash Flow Analysis Worksheet

Property Name	1107-1109 Pine Dr	Asking Price	\$779,000.00
Prepared For		Plus Acquisition	
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	3.56%	6.64%

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