

A-1 Storage **\$3,500,000**  
Melbourne FL  
Pro forma

**Gross Potential Rental Income Annually**

Storage Unit Income	\$	421,597.32
Added Flex Space Income	\$	48,000.00
Total of the two Income Streams @100% occupancy	\$	469,597.32
(less 5% vacancy factor)	\$	23,479.87
Projected Income	\$	446,117.45

**Expenses Annually**

Real Estate Taxes and Assessments Post Closing Est	\$	52,198.00
Insurance	\$	28,155.68
Repairs and Maintenance	\$	18,592.00
Marketing Costs	\$	1,732.00
Bank and Credit Card Fees	\$	8,092.00
Telephone/Cable for Wi-fi	\$	5,855.00
Utilities	\$	13,912.00
Payroll Projection post closing	\$	80,000.00
Office expenses, security maintenance	\$	4,500.00
Total Projected Expenses	\$	213,036.68

**Net Operating Income** \$ 233,080.77

**6.659%**