ROCHELAISE CENTER — FINANCIAL SUMMARY

Lot B-6, Western Industrial Park, Ingenio St., Mayagüez, PR · 24,908 SF GBA · 19,990 SF Leasable

A. INCOME

	2025 Actual	2026 Projected
Base Rental Income	$230,022	$240,025
Operating Expense Recoveries	$10,800	$10,800
Total Income	**$240,822**	**$250,825**

B. OPERATING EXPENSES (Actual 2025)

Property Tax (CRIM)	$23,745
Insurance (property + flood)	$23,128
Common-Area Maintenance / Staff	$22,235
Common Utilities (water, electric, trash, diesel)	$19,444
Repairs & Maintenance (elevator, generator, janitorial, etc.)	$11,136
Municipal Tax	$837
Total Operating Expenses	**$100,525**

C. NET OPERATING INCOME

In-Place NOI (2026 Projected — excludes vacant 3rd-floor space)	**$150,300**
Stabilized basis — add: Projected Vacant-Space Rent (3,284 SF @ $18/SF)	$59,112
Gross Potential Income (GPI)	$309,937
Less Vacancy / Credit Loss (10%)	($30,994)
Effective Gross Income (EGI)	$278,943
Less Operating Expenses	($100,525)
Stabilized NOI (vacant space leased)	**$178,418**

D. KEY METRICS

Asking Price	$2,000,000
In-Place Going-In Cap Rate	7.5%
Stabilized Cap Rate	8.9%
Price per SF (GBA, 24,908 SF)	$80.30
Price per SF (Leasable, 19,990 SF)	$100.05
Gross Rent Multiplier	6.5x

NOTES

- Modified gross leases: landlord pays property tax, insurance, and common-area utilities & maintenance; ARC Dental, Previmed and AAA reimburse a portion.
- Operating expenses are actual 2025 figures provided by ownership (Guanajibo Realty LLC); 2026 confirmed substantially unchanged.
- In-place figures reflect current executed leases plus the committed (not-yet-executed) Los Teques renewal, and exclude the vacant 3,284 SF on the 3rd floor.
- Stabilized figures assume lease-up of the 3rd-floor space (expected 12–24 months) at $18/SF, with a 10% vacancy/credit factor.
- Blue = inputs. Black = formula-driven. For evaluation purposes; not a representation or warranty.