



#54 Dr. Veve St. Income Producing Property

PRO FORMA

Proposed Rental Rates (Currently Vacant):

Retail - 2,450 SF	\$12,250	
2nd Level: 3BR-Unit @ \$500/month	\$6,000	
2nd Level: 3BR-Unit @ \$500/month	\$6,000	
3rd Level: 3BR-Unit @ \$500/month	\$6,000	
3rd Level: 2BR-Unit @ \$400/month	<u>\$4,800</u>	
Potential Gross Income	\$35,050	
Less: Vacancy & Collection Loss (20%)	<u>(\$7,010)</u>	
Equals: Effective Gross Income	\$28,040	
Less: Property Taxes (Actual)	<u>(\$2,901)</u>	
Less: Property Insurance (\$0.40/SF)	<u>(\$2,242)</u>	
Less: Mgmt. & Contingencies (3% of EGI)	<u>(\$841)</u>	
Less: Reserves for Replacement (\$0.20/SF)	<u>(\$1,121)</u>	
Net Operating Income	\$20,935.40	
Sales Price	\$185,000	
ROI	11.32%	
Divided by: Cap Rate	10.00%	11.00%
Equals: Overall Value	\$209,354.00	\$190,321.82
ROUNDED TO	\$210,000	\$190,000
Square Feet		5,604
Per SF	\$37.47	\$33.90