

<u>Assumptions</u>	<u>20615 100%</u>	
Monthly Rent 2019 Aug	\$ 12,425.00	CAM = \$5 per Sq.
Monthly Rent 2020 July	\$ 12,673.50	
Insurance (Annual)	\$ 9,550.00	Tenant Paid CAM
HOA Fees (Annual)	\$ 10,800.00	Tenant Paid CAM
Taxes (Annual)	\$ 14,914.00	Tenant Paid CAM

<u>INCOME</u>	<u>20165 Yr 1</u>
Gross Rental 2019	\$ 62,125.00
Gross Rental 2020	\$ 88,714.50
Vacancy Loss	\$ -
Total Income	\$ 150,839.50
1st Yr NOI	\$ 150,839.50

Lease Term End Dates **9-Dec-24**
CAP Rate **7.94%** **Purchase Price \$1,900,000**

Lease Analysis

	Sq Ft Leased	Lease Start	Lease End	Monthly Rent	Monthly CAM	Monthly Total Annual Rent	Annual CAM	Annual Total	Annual Rent Rate	Sq Ft	Sq Ft
Year 1	7100	12/10/2018	12/9/2019	\$12,425.00	\$2,958.33	\$15,383.33	\$149,100.00	\$35,499.96	\$184,599.96	\$21.00	\$5.00
Year 2		12/10/2019	12/9/2020	\$12,673.50	\$2,958.33	\$15,631.83	\$152,082.00	\$35,499.96	\$187,581.96	\$21.42	\$5.00
Year 3		12/10/2020	12/9/2021	\$12,926.97	\$2,958.33	\$15,885.30	\$155,123.64	\$35,499.96	\$190,623.60	\$21.85	\$5.00
Year 4		12/10/2021	12/9/2022	\$13,185.51	\$2,958.33	\$16,143.84	\$158,226.12	\$35,499.96	\$193,726.08	\$22.29	\$5.00
Year 5		12/10/2022	12/9/2023	\$13,449.22	\$2,958.33	\$16,407.55	\$161,390.64	\$35,499.96	\$196,890.60	\$22.73	\$5.00
Year 6		12/10/2023	12/9/2024	\$13,718.20	\$2,958.33	\$16,676.53	\$164,618.40	\$35,499.96	\$200,118.36	\$23.19	\$5.00
						Total Lease	\$940,540.80				
						Avg Income	\$156,756.80				
						Avg. CAP	8.25%	\$1,900,082.42			