Annual Property Operating Data

4510 N. Federal Hwy LHP Provided by John D. McQueston

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

Cash Flow Analysis Worksheet

Property Name	4510 N. Federal Hwy	Asking Price	$995,000.00
Prepared For		Plus Acquisiition Costs	
Prepared By	John McQueston	Plus Loan Fees/Costs	
Date Prepared	30-Jun-21		

Taxable Income

		Actual	Projected
1	Potential Rental Income	$37,200.00	
2	-Vacancy & Credit Losses		
3	=Effective Rental Income	$37,200.00	
4	+Other Income (collectable)		
5	=Gross Operating Income	$37,200.00	
6	-Operating Expenses	$15,324.00	
7	=NET OPERATING INCOME	$21,876.00	
8	**Cap Rate**	**2.20%**	**0.00%**