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# Disclaimer

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# Project Highlights

## Highlight #1

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## Highlight # 2

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# Aerials

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# Photos

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# Maps

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# Rent Roll

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# Financial Summary

## This is pasted in from Excel

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|  | 04/29/2013 | 04/29/2014 | 04/29/2015 | 04/29/2016 | 04/29/2017 | 04/29/2018 | 04/29/2019 | 04/29/2020 | 04/29/2021 | 04/29/2022 |
| IRS | $90,740 | $90,898 | $91,807 | $92,725 | $93,652 | $358,541 | $360,000 | $360,000 | $360,000 | $360,000 |
| Tenant 2 | $100,000 | $150,000 | $157,500 | $157,500 | $157,500 | $100,158 | $100,000 | $100,000 | $100,000 | $100,000 |
| Tenant 3 | $15,000 | $15,150 | $15,302 | $15,455 | $15,609 | $10,016 | $10,000 | $10,000 | $10,000 | $10,000 |
| Tenant 4 | $100,000 | $101,000 | $102,010 | $103,030 | $104,060 | $105,101 | $106,152 | $107,214 | $108,286 | $109,369 |
| POTENTIAL RENTAL INCOME | $305,740 | $357,048 | $366,618 | $368,709 | $370,821 | $573,815 | $576,152 | $577,214 | $578,286 | $579,369 |
| IRS Reimbursements | $29,918 | $30,000 | $30,000 | $30,000 | $30,000 | $164 | $0 | $0 | $0 | $0 |
| Tenant 2 Reimbursements | $1,087 | $1,098 | $1,109 | $1,120 | $1,131 | $3 | $0 | $0 | $0 | $0 |
| TOTAL POTENTIAL RENTAL INCOME | $336,744 | $388,145 | $397,727 | $399,829 | $401,952 | $573,982 | $576,152 | $577,214 | $578,286 | $579,369 |
| General Vacancy | -$33,674 | -$38,815 | -$39,773 | -$39,983 | -$40,195 | -$57,398 | -$57,615 | -$57,721 | -$57,829 | -$57,937 |
| Turnover Vacancy | $0 | $0 | $0 | $0 | $0 | -$60,000 | $0 | -$30,000 | -$30,000 | -$30,000 |
| EFFECTIVE RENTAL INCOME | $303,070 | $349,331 | $357,954 | $359,846 | $361,757 | $456,584 | $518,537 | $489,492 | $490,457 | $491,432 |
| GROSS OPERATING INCOME | $303,070 | $349,331 | $357,954 | $359,846 | $361,757 | $456,584 | $518,537 | $489,492 | $490,457 | $491,432 |
| Taxes | -$10,000 | -$10,100 | -$10,201 | -$10,303 | -$10,406 | -$10,510 | -$10,615 | -$10,721 | -$10,829 | -$10,937 |
| Total Expenses | -$10,000 | -$10,100 | -$10,201 | -$10,303 | -$10,406 | -$10,510 | -$10,615 | -$10,721 | -$10,829 | -$10,937 |
| NET OPERATING INCOME | $293,070 | $339,231 | $347,753 | $349,543 | $351,351 | $446,074 | $507,922 | $478,771 | $479,629 | $480,495 |
| Purchase Money | -$87,500 | -$87,500 | -$87,500 | -$138,591 | -$138,591 | -$138,591 | -$138,591 | -$138,591 | -$138,591 | -$1,461,436 |
| Leasing Commissions | -$36,147 | $0 | $0 | $0 | $0 | -$16,500 | $0 | $0 | -$16,500 | $0 |
| Tenant Improvements | -$25,000 | $0 | $0 | $0 | $0 | -$35,000 | $0 | $0 | -$35,000 | $0 |
| Reversion | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $2,375,000 |
| CASH FLOW BEFORE TAX | $144,423 | $251,731 | $260,253 | $210,952 | $212,760 | $255,983 | $369,331 | $340,180 | $289,538 | $1,394,059 |

# Financial Projections

## This is a new table created manually

|  |  |  |  |  |  |  |
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|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
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# Tenant Descriptions

## Tenant #1

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## Tenant #2

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# Building Information

## Heading 2

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# Site Plans and Floor Plans

## Site Plans

Text

## Floor Plans

Text

# Area/City Description

## Heading 2

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# Demographics

## Heading 2

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# Broker Biography

## Heading 2

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