FINANCIAL SUMMARY

9465 W. Emerald

For June 1, 2018

**Price $5,800,000**

Capitalization Rate 6.69%

Price per SF of building $148

**Net Operating Income Summary**

Revenues

Base Rent $15.18 $593,573

Vacancy Reserve 5% ($29,679)

Effective Gross Revenue $563,894

Operating Expenses 2017

Property Taxes $1.58 $ 61,699

Repair & Maintenance $ .15 $ 5,756

Insurance $ .10 $ 3,835

\* Property Management (est) $ .61 $ 23,743

Utilities $1.09 $ 42,627

Common Area Janitorial $ .48 $ 18,918

\* Owner provided expenses $ .49 $ 19,165

Total Operating Expenses $4.50 $175,743

**Net Operating Income $388,151**

\*Landlord self-managed the property and did not expense out their services such as management fee, repairs, maintenance, window washing, etc. Therefore, the 2017 actual expense report received from the landlord did not include anything for these items. However, the above table of expenses does have a 4% management fee and additional money “plugged” in to account for those expenses.