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.