




Income and Expenses

ACTUAL	
Scheduled Rent Income:	\$109,504
Scheduled Gross Income:	\$109,504
Effective Gross Operating	\$109,504
Income:	\$109,504

Expenses	
Utilities:	NNN
Repair/ Maintenance:	NNN
Property tax:	NNN
Insurance:	NNN
Other:	NNN
Total:	\$0



Financial Summary

Summary		Location
Price:	\$1,100,000	1958 East Brown Road Mesa, AZ
Down Payment:	\$520,000(40%)	
GLA:	5,900 SF	
Price/GLA:	\$186.44	
Current Cap Rate:	9.95%	
Annualized Operating Data		Financing Summary
		Buyer to pay all cash or find new financing.
		
INCOME	<u>Current</u>	
Scheduled Rent Income:	\$109,504	
Common Area Income:	NNN	
Scheduled Gross Income:	\$109,504	
Total Expense Reimbursements:	NNN	
Less: Vacancy:	\$0	
Effective Gross Income:	\$109,504	
Less: Expenses:	NNN	
Net Operating Income:	\$109,504	
Pre-Tax Cash Flow:	\$109,504	
Total Return Before Taxes:	(8.42%)	
	\$109,504	