

Envoy Circle

As Is	
Purchase Price	\$ 3,500,000
Raise	\$ 3,500,000
Loan Amount	\$ -
Annual Interest Rate	0.00%
Years Amortized	0
Square Footage	83,328
Price Per Square Foot	\$ 42.00

Income	Amount	Sqft	\$/Sf	Lease End
Gross Revenue	\$ 819,754.53	56,543.16	\$ 14.50	

Other Revenue	Amount	Total Sqft	Percent Occupied
Insurance Recovery	\$ -	56543.16	68%
Tax Recovery	\$ -		
CAM Recovery	\$ -		
Total	\$ 819,754.53		

Expenses	Amount	\$/Sf	
Taxes	\$ 59,000.00	\$ 1.04	will likely drop
Insurance	\$ 7,926.54	\$ 0.14	master insurance
Vacancy	\$ -	\$ -	
Interior R&M	\$ 85,829.53	\$ 1.52	
Management	\$ 32,790.18	\$ 0.58	4% changed; full service per horiz
Admin	\$ 6,535.02	\$ 0.12	
Tenant Maintenance (Utilities)	\$ 7,000.00	\$ 0.12	
PM Tech	\$ 67,667.25	\$ 1.20	
Gas/Electric	\$ 71,797.84	\$ 1.27	
Water	\$ 21,387.44	\$ 0.38	
Exterior Maintenance	\$ 5,442.24	\$ 0.10	
Safety & Security	\$ 777.91	\$ 0.01	
Condo Fees	\$ 75,840.00	\$ 1.34	
Total	\$ 441,993.95		
NOI	\$ 377,760.58		

Cap Rate	Purchase Price
6%	\$ 6,296,009.65
7%	\$ 5,396,579.70
8%	\$ 4,722,007.24

9%	\$ 4,197,339.76
10%	\$ 3,777,605.79
11%	\$ 3,434,187.08
12%	\$ 3,148,004.82

Returns	
Purchase Price	\$ 3,500,000.00
Raise	\$ 3,500,000.00
Leasing Commissions	
Closing Costs	
CapEx	\$ -
Total Investment	\$ 3,500,000.00
Bank Loan (75%)	\$ -
Seller Loan	\$ -
Total Debt	\$ -
Amortization	0
Interest Rate	0.00%
Annual Cash Flow	\$ 377,760.58
COC	11%