

Owner Provided Operating Statement

Income	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Schedule Base Annual Rental Income	\$ 266,754	\$ 274,757	\$ 282,999	\$ 291,489	\$ 300,234	\$ 309,241	\$ 318,518	\$ 328,074	\$ 337,916
Rent Per Sq. Ft.	\$ 15.69	\$ 16.16	\$ 16.65	\$ 17.15	\$ 17.66	\$ 18.19	\$ 18.74	\$ 19.30	\$ 19.88
Operating Expenses, Estimated									
Repairs and Maintenance	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Insurance	\$ 7,672.00	\$ 7,672.00	\$ 7,672.00	\$ 7,672.00	\$ 7,672.00	\$ 7,672.00	\$ 7,672.00	\$ 7,672.00	\$ 7,672.00
Real Estate Taxes	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00
Elevator	\$ 2,160.00	\$ 2,160.00	\$ 2,160.00	\$ 2,160.00	\$ 2,160.00	\$ 2,160.00	\$ 2,160.00	\$ 2,160.00	\$ 2,160.00
Snowplow	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Landscaping	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00	\$ 896.00
Total Expenses, Annual	\$ 43,228.00	\$ 43,228.00	\$ 43,228.00	\$ 43,228.00	\$ 43,228.00	\$ 43,228.00	\$ 43,228.00	\$ 43,228.00	\$ 43,228.00
Total Expenses, PSF	\$ 2.54	\$ 2.54	\$ 2.54	\$ 2.54	\$ 2.54	\$ 2.54	\$ 2.54	\$ 2.54	\$ 2.54
Net Operating Income	\$ 223,526	\$ 231,529	\$ 239,771	\$ 248,261	\$ 257,006	\$ 266,013	\$ 275,290	\$ 284,846	\$ 294,688
Asking Price	\$ 2,950,000	\$ 2,950,000	\$ 2,950,000	\$ 2,950,000	\$ 2,950,000	\$ 2,950,000	\$ 2,950,000	\$ 2,950,000	\$ 2,950,000
Cap Rate	7.58%	7.85%	8.13%	8.42%	8.71%	9.02%	9.33%	9.66%	9.99%