



FINANCIAL ANALYSIS

		<u>Year 1</u>	<u>Year 6</u>
Projected Gross Revenue	Scheduled Annual Gross Base	\$ 179,650	\$ 203,574
	Rent Expense	\$ 21,525	\$ 24,108
	Total Gross Revenue	\$ 201,175	\$ 227,682
Estimated Annual Expenses	Property Taxes (\$0.75)	\$ 4,575	\$ 5,124
	Property Insurance (\$0.55)	\$ 3,355	\$ 3,758
	CAM Expense (\$2.20)	\$ 13,420	\$ 15,031
	Total Operating Expenses	<\$21,350>	<\$ 23,913>
Adjusted Net Annual Income		\$ 179,825 (5.45%)	\$ 203,769 (6.17%)
	Price	\$ 3,300,000 (5.45% return)	

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