

Property Pro Forma

Name: Goodwill and Advanced Auto Stores
Address: 425 Hwy #6 East, Iowa City, Iowa
Purpose: Broker's Projection



Price: \$4,995,000
Down Payment: \$999,000
New Loan: \$3,996,000

New Loan Detail:

Interest Rate	Loan Term (yrs)	Monthly Payment
5.90%	25	\$25,502.57

Income:

Type of Suite	NRSF	Rent / NRSF/ yr	Total Annual Rent
Combined Retail space	36,322	\$11.63	\$ 422,425
	0	\$0.00	\$ -
	0	\$0.00	\$ -
	0	\$0.00	\$ -
	0	\$0.00	\$ -
	0	\$0.00	\$ -
	0	\$0.00	\$ -

Total NRSF: 36322

Annual Income: \$ 422,425

Less vacancy & Credit Loss: \$ -

CAM Recovery \$ 193,672

Total Annual Income: **\$ 616,097**

Expense:

Real Estate Taxes:	\$ 89,472
Insurance:	\$ 12,800
Utilities:	\$ -
Refuse:	\$ -
Common Area Maintenance (CAM):	\$ 91,400
Building Maintenance:	\$ -
Building Repair (3%):	\$ 18,483
Supplies:	\$ -
Administration:	\$ -
Payroll:	\$ -
Management Fee (3%):	\$ 18,483
Leasing Commissions:	\$ -
Miscellaneous:	\$ -

Total Annual Expenses: 37.4% (% of SGI) **\$ 230,638**

Net Operating Income: 7.7% (Cap rate) **\$ 385,459**

Annual Debt Service: **\$ 306,031**

Annual Cash Flow: 8.0% (Cash on cash) **\$ 79,428**