

Annual Property Operating Data

118 E Carleton

Purpose	Broker's Analysis	Price	\$1,370,000
Name	118 E Carleton	-Loans	1,027,500
Location	118 E Carleton	Down Payment	342,500
Property Type	Office	+Acq Costs	3,425
Date	25 March 2020	+Loan Points	0
Square Feet	6,296	Investment	345,925

	\$/SqFt	% of GI	Annual \$
Gross Income			
Tax Strategies	\$3.12	16.1%	\$19,618
Tax Strategies Tax	0.09	0.4%	540
Nelson Accounting	2.02	10.4%	12,692
Nelson Accounting Tax	0.06	0.3%	349
Morgan Stanley	11.41	58.8%	71,834
Morgan Stanley Tax	0.36	1.9%	2,275
Morgan Stanley Expenses	2.35	12.1%	14,772
Total Gross Income	\$19.39	100.0%	\$122,080
Less: Operating Expenses			
Property Taxes	2.39	12.3%	15,051
City Taxes	0.39	2.0%	2,486
Insurance	0.35	1.8%	2,228
Alarm	0.04	0.2%	258
Fire Safety	0.05	0.3%	329
Landscaping	0.42	2.2%	2,665
Repairs	0.37	1.9%	2,322
Utilities	0.63	3.3%	3,996
Total Operating Expenses	\$4.66	24.0%	\$29,335
Net Operating Income	\$14.73	76.0%	\$92,745
Less: Debt Service			
Loan	11.87	61.2%	74,717
Total Debt Service	\$11.87	61.2%	\$74,717
Net Operating Cash Flow	\$2.86	14.8%	\$18,028

Capitalization Rate	6.77%
Gross Income Multiplier	11.22
Cash on Cash	5.21%
Debt Coverage Ratio	1.241
Price/SqFt	\$218