

412 N 8th St		ene-23	feb-23	mar-23	abr-23	may-23	jun-23	jul-23	ago-23	sep-23	oct-23	nov-23	dic-23		
	<b>Income</b>														
Rented	Restaurante	3,200.0	3,100.0	3,200.0	3,200.0	2,900.0	3,100.0	3,100.0	3,100.0	3,100.0	3,100.0	3,100.0	3,100.0		
Vacant	Unit 2	-	895.0	895.0	895.0	895.0	895.0	895.0	500.0	-	-	-	-		
Rented	Unit 3	1,070.0	835.0	835.0	835.0	835.0	835.0	835.0	835.0	835.0	835.0	835.0	835.0		
	Unit 5														
	Unit 6														
	Other Income	1,655.0	447.0	448.0									100.0		
	<b>Total Income</b>	<b>5,925.0</b>	<b>5,277.0</b>	<b>5,378.0</b>	<b>4,930.0</b>	<b>4,630.0</b>	<b>4,830.0</b>	<b>4,830.0</b>	<b>4,435.0</b>	<b>3,935.0</b>	<b>3,935.0</b>	<b>3,935.0</b>	<b>4,035.0</b>	<b>56,075.0</b>	<b>100%</b>
	<b>Expenses</b>														
	Property Management														
	Utilities														
	Maintenance	180.0	550.0	200.0	360.0	792.0	420.0			130.0		1,005.0		3,637.0	6.49%
	Eviction														
	Other												500.0		
	<b>Operating Expenses</b>	<b>180.0</b>	<b>550.0</b>	<b>200.0</b>	<b>360.0</b>	<b>792.0</b>	<b>420.0</b>	<b>-</b>	<b>-</b>	<b>130.0</b>	<b>-</b>	<b>1,005.0</b>	<b>500.0</b>	<b>4,137.0</b>	<b>7.38%</b>
	<b>EBITDA</b>	<b>5,745.0</b>	<b>4,727.0</b>	<b>5,178.0</b>	<b>4,570.0</b>	<b>3,838.0</b>	<b>4,410.0</b>	<b>4,830.0</b>	<b>4,435.0</b>	<b>3,805.0</b>	<b>3,935.0</b>	<b>2,930.0</b>	<b>3,535.0</b>	<b>51,938.0</b>	<b>92.62%</b>
	Insurance							718.61	718.61	718.61	718.61	718.61	718.61		
	Other expenses														
	<b>Other Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>718.6</b>	<b>718.6</b>	<b>718.6</b>	<b>718.6</b>	<b>718.6</b>	<b>718.6</b>	<b>2,816.4</b>	
	<b>Profit</b>	<b>5,745.0</b>	<b>4,727.0</b>	<b>5,178.0</b>	<b>4,570.0</b>	<b>3,838.0</b>	<b>4,410.0</b>	<b>4,111.4</b>	<b>3,716.4</b>	<b>3,086.4</b>	<b>3,216.4</b>	<b>2,211.4</b>	<b>2,816.4</b>	<b>47,626.3</b>	<b>84.93%</b>
														Prop Tax	4,290.4
														<b>Net Profit</b>	<b>43,335.92</b>
															<b>77.28%</b>

At present				
	Renewal increase	4%		
	Monthly rent income	5,200.00	Indicative Cap Rate	8.50% 9.00%
	<b>Gross Annual income</b>	<b>62,400.00</b>	Offer price	<b>582,191.29</b> <b>549,847.33</b>
	Prop Tax	4,290.42		
	Insurance	8,623.32		
	<b>NOI</b>	<b>49,486.26</b>		

Upside:				
	800 per month		Vacant commercial unit	
	Renewal increase	4%		
	Monthly rent income	6,000.00	Indicative Cap Rate	9.50% 10.00%
	<b>Gross Annual income</b>	<b>72,000.00</b>	Offer price	<b>612,883.45</b> <b>582,239.28</b>
	Prop Tax	4,290.42		
10%	Insurance	9,485.65		
	<b>NOI</b>	<b>58,223.93</b>		