

Pepper Tree
941 - 945 Robinson St.
Forrest City, AR 72335

Pepper Tree - 8 Units

Revenue w/ Guarantee at Closing

Ordinary Income/Expense

Income

47400 · Rental Income \$5,365

Total Income \$5,365

Expense

61040 · Software & Computer Expense \$69.00

61060 · Insurance Expense \$300.00

64100 · Repairs and Maintenance \$201.00

64101 · HVAC Repairs \$425.00

64102 · Plumbing Repairs \$190.00

64110 · Landscaping-Grounds Care \$225.00

64521 - Taxes \$300.00

64522 - Mgt. Fee \$350.00

Total Expense \$1,991.00

Net Income \$3,374.00

Annual Income \$40,488.00

7% Cap Rate = \$578,400

8% Cap Rate = \$506,100

Appraisal \$425,000

Appraised Value is at a 9.5% Cap Rate

90% of appraised value at guaranteed 100% occupancy = 10.5% cap rate with a purchase price of \$382,500
80% of appraised value at guaranteed 100% occupancy = 11.9% cap rate with a purchase price of \$340,000

This is a proforma based on 100% occupancy.

The sellers will pay for any vacancy for 12 months at closing, for purchases of 80% of appraisal or more.