

Square One
101 Seaton Dr.
Forrest City, AR 72335

Square One - 38 Units

Revenue w/ Guarantee at Closing

Ordinary Income/Expense

Income

47400 · Rental Income \$26,645

Total Income \$26,645

Expense

61040 · Software & Computer Expense \$89.00

61060 · Insurance Expense \$1,200.00

64100 · Repairs and Maintenance \$425.00

64101 · HVAC Repairs \$620.00

64102 · Plumbing Repairs \$718.00

64110 · Landscaping-Grounds Care \$450.00

64521 - Taxes \$870.00

64522 - Mgt. Fee \$1,615.00

Total Expense \$5,898.00

Net Income \$20,747.00

Annual Income \$248,964.00

7% Cap Rate = \$3,556,628

8% Cap Rate = \$3,112,050

Appraisal \$2,450,000

Appraised Value is at a 10.1% Cap Rate

90% of appraised value at guaranteed 100% occupancy = 11.2% cap rate with a purchase price of \$2,205,000
80% of appraised value at guaranteed 100% occupancy = 12.7% cap rate with a purchase price of \$1,960,000

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.