

GREEN RAVEN LLC

Stabilized Pro-Forma | Full Income (Updated Upstairs Rent)
5320 W Parks Highway, Wasilla, Alaska | Parcel ID: 17N02W11A013

Stabilized Gross Operating Income

Income Source	Annual Amount
Retail Space (Lease)	\$72,000
Upstairs Unit	\$13,200
Storage & Yard Income	\$81,900
TOTAL GROSS INCOME	\$167,100

Operating Expenses (Pro-Forma)

Expense Category	Annual
Property Taxes	\$9,000
Insurance	\$4,500
Enstar (Natural Gas)	\$2,662
MEA (Electric)	\$6,310
MTA (Phone & Internet)	\$3,973
Septic / Well / Systems	\$1,200
Repairs & Maintenance	\$4,500
Snow Removal / Site	\$2,500
Admin / Misc	\$1,200
Vacancy Allowance (5%)	\$8,355
TOTAL OPERATING EXPENSES (Owner Managed)	\$44,200

Net Operating Income (NOI)

Scenario	Annual NOI
Owner Managed	\$122,900
With 8% Professional Management	\$109,532

Cap Rate Valuation Scenarios

Cap Rate	Value @ Owner Managed NOI
7.0%	\$1,755,714
7.5%	\$1,638,667
8.0%	\$1,536,250
8.5%	\$1,445,882

This pro-forma is provided for informational purposes only. Income, expenses, and valuations are estimates and not guarantees of future performance.