

COMMERCIAL PROPERTY POTENTIAL INCOME

5395 M&M Circle • Gillette, WY

The following represents the current and projected income potential for the commercial property based on existing use and future expansion opportunities.

Income Source	Monthly Income	Annual Income
20 Outdoor Parking Spaces @ \$40/mo	\$800.00	\$9,600.00
Shop #2 Potential Rent	\$1,800.00	\$21,600.00
Main Shop Potential Rent	\$2,500.00	\$30,000.00
Current Estimated Total Income	\$5,100.00	\$61,200.00
Additional 10 Potential Parking Spaces	\$400.00	\$4,800.00
Expanded Estimated Total Income	\$5,500.00	\$66,000.00

Scenario	Estimated NOI	Estimated Cap Rate
Current Income Scenario	\$59,450.00	11.89%
Expanded Income Scenario	\$64,250.00	12.85%

DISCLAIMER: All income figures, rental projections, cap rate calculations, expenses, occupancy assumptions, and investment performance estimates contained herein are approximate estimates only and are provided solely for informational purposes. All information must be independently verified by buyers, buyers' agents, accountants, and/or financial advisors prior to purchase.