Potential Income

Based on $8.50 CAM and $20 Base Rent

Units	Sqft	CAM	Base Rent	Total Potential Rent
A	2600	22,100	52,000	74,100
B	2400	20,400	48,000	68,400
C/D	3,800	32,300	76,000	108,300
E	1200	10,200	24,000	34,200

Potential Gross Income $285,000 based on $20 sqft NNN

Approximate Common Area Expenses $85,000

Potential Net Income $200,000

Potential Cap Rate 7.14% @ 2.8 million