Annual Property Operating Data

1940 E Atlantic Blvd. Pompano Beach Provided by John D. McQueston

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

Cash Flow Analysis Worksheet

Property Name	1940 E. Atlantic Blvd.	Asking Price	$1,700,000.00
Prepared For		Plus Acquisiition Costs	
Prepared By	John McQueston	Plus Loan Fees/Costs	
Date Prepared	21-Dec-23	Less Mortgages	
		Equals Initial Investment	

Taxable Income

	Actual	1 Option	2nd Option
1 Potential Rental Income	$74,800.00	$82,280.00	$90,508.00
2 -Vacancy & Credit Losses			
3 =Effective Rental Income	$74,800.00	$82,280.00	$90,508.00
4 +Other Income (collectable)			
5 =Gross Operating Income	$74,800.00	$82,280.00	$90,508.00
6 -Operating Expenses	$0.00	$0.00	$0.00
7 =NET OPERATING INCOME	$74,800.00	$82,280.00	$90,508.00
8 Cap Rate	**4.40%**	**4.84%**	**5.32%**

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.