

Commercial CAP Rate Calculation Sheet

Date of Calculation: _____

Property Address: 5617 Cheviot Rd 18-Jun-26

Income

(Per most recent fiscal year)

Rents	\$119,100.00	1000
Vending	\$1,440.00	875
Storage	\$0.00	875
Other	\$0.00	875
_____	\$0.00	900
_____	\$0.00	900
	875	
TOTAL Gross Rents	\$120,540.00	900

Expenses

(Per most recent fiscal year)

Utilities	\$6,600.00	925
Water	\$6,480.00	900
Insurance	\$6,483.00	
Property Tax	\$13,125.40	
Main. & Repairs	\$0.00	
Waste Collection	\$1,632.00	
Management	\$0.00	
Professional	\$0.00	
Other	\$0.00	
Vacancy 0.00%	\$0.00	
TOTAL Expenses	\$34,320.40	

Net Income

Total Gross Rents	\$120,540.00	
Minus		
Total Expenses	<u>\$34,320.40</u>	
Net Income	<u><u>\$86,219.60</u></u>	

CAP Rate

Net Income	\$86,219.60	
Divide By		
Proposed Property Value	<u>\$850,000.00</u>	

CAP Rate **10.14%**

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