

Pro-forma P&L

	2025			
	Annual	Monthly	Total SF	PPSF
Total Income	\$ 208,910	\$ 17,409	11,720	17.83
Bricble 1st FL - 2 year lease starting July 2024 w/ options	\$ 72,000	\$ 6,000	3,877	18.57
Projected Leaseback - Dixio Office Space 1st FL	\$ 11,000	\$ 917	594	18.52
Back Building Leaseback	\$ 18,870	\$ 1,573	1,020	18.50
Blacktop Pros + Office (Orange) - 2 yrs w/ two 3-yr options	\$ 47,940	\$ 3,995	2,050	23.39
<i>Projected 2nd FL</i>	\$ 59,100	\$ 4,925	4,060	14.56
<i>Common Areas</i>			119	
	Annual	Monthly		
Operating Expenses	\$ 37,360	\$ 3,113		
Paid by Landlord	\$ 37,360	\$ 3,113		
Real Estate Taxes	\$ 22,360	\$ 1,863		
Property Insurance	\$ 15,000	\$ 1,250		
Shared by Tenants	\$ 17,400	\$ 1,450		
Water & Sewer	\$ 3,000	\$ 250		
Oil	\$ 6,000	\$ 500		
Electricity	\$ 6,000	\$ 500		
Dumpsters / Trash Collection	\$ 2,400	\$ 200		
				CAP Rate
NET Operating Income	\$ 171,550			
CAP Rate @ Asking Price	\$ 1,950,000	8.80%		
Valuation @ 8% CAP	\$ 2,144,375	8.00%		
Valuation @ 7% CAP	\$ 2,450,714	7.00%		