

ESTIMATED FINANCIAL ANALYSIS
Coldwell Banker Commercial
Current APOD

PROJECT NAME: 5395 Commercial St. SE
PROJECT ADDRESS: Salem

COST OF PROJECT		\$	825,000
NEW BANK MORTGAGE	70.00%	\$	577,500
SELLER CARRYBACK	0.00%	\$	-
DOWN PAYMENT	30.00%	\$	247,500
Reimbursed Income (NNN)			
INCOME		\$	-

TOTAL SCHEDULED GROSS INCOME		\$	112,935
VACANCY LOSS	4%	\$	4,517
ADJUSTED GROSS INCOME		\$	108,418

EXPENSES:

Taxes	\$	22,431
Insurance	\$	6,000
Utilities	\$	10,426
Landscaping		
Trash	\$	-
Repairs/Maintenance	\$	5,730
Reserve for Replacement	3.0%	\$ 3,117
Janitor	\$	-
Management	4%	\$ 4,156
Accounting/Legal		
Miscellaneous	\$	-

CAP RATE 6.86%CASH ON CASH 3.7%

TOTAL OPERATING EXPENSES	\$	51,860
NET OPERATING INCOME	\$	56,558

DEBT SERVICE COVERAGE RATIO

1.19

MORTGAGE INTEREST 6.5% \$ 37,538TOTAL EXPENSE 1st YEAR w/ Interest \$ 89,398

COMMENTS: \$ (47,344) MORTGAGE PAYMENT HAS INTEREST RATE 5.5%

SPENDABLE INCOME

ADJUSTED GROSS INCOME	\$	108,418
LESS: OPERATING EXPENSE	\$	(51,860)
NET OPERATING INCOME	\$	56,558
LESS: BANK MORTGAGE PAYMENT	\$	(47,344)
PAYMENT TO SELLER		
SPENDABLE INCOME	\$	9,213

NOTE:

1. ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED BY AGENT.
2. PACKAGE IS SUBJECT TO PRICE CHANGE, CORRECTION, ERROR, OMISSION, PRIOR SALE AND WITHDRAW.
3. WE DO NOT GIVE LEGAL OR ACCOUNTING ADVICE, PLEASE CONSULT WITH YOUR ATTORNEY AND YOUR ACCOUNTANT.

TENANT ROSTER/LEASE ANALYSIS
Coldwell Banker Commercial

PROJECT NAME: 5395 Commercial St. SE PROJECT ADDRESS: Salem, OR						
Annual						
Tenant	Sq Ft	Rate	Rate	Month	Annual	Least Term/ Options
Debbie's Grooming	1105	1.53	18.36	1,690.65	20,287.80	State Date 11/1/17 Ex 10/31/22 Two Three year options 10/31/25
Pizza Now	1600	1.85	22.19	2,958.67	35,504.00	State date 4/1/18 Ex 3/30.23 two 5 year options CPI or 3% 3/31/
Market	1732	1.88	22.60	3,261.93	39,143.20	Start date 11/1/16 Ex 10/31/2021 Two five year options CPI or 2% 10/31/26
Salon	970	1.55	18.56	1,500.00	18,000.00	
Total Square Feet of Project	4437			9,411.25	112,935.00	
Total Annual Income					112,935.00	