



Investment Proforma

700 W Garden St.
Pensacola, Florida 32502

TENANT INFORMATION

Tenant:	Since:	Lease Term:	Lease Type:
1. Vintage Parlour	2023	06/01/2023 – 06/30/2028	NNN

BASE INCOME

Tenant:	Year:	Base Rent/Mo.	Base Rent/Yr.
1. Vintage Parlour	1 Mo 1-3	\$ 6,500.00	\$88,500.00
	Mo 4-6	\$ 7,000.00	
	Mo 7-9	\$ 7,500.00	
	Mo 10-12	\$ 8,500.00	
	2	\$ 9,000.00	\$108,000.00
	3	\$ 9,500.00	\$114,000.00
	4	\$10,000.00	\$120,000.00
	5	\$10,500.00	\$126,000.00
TOTAL BASE INCOME:			\$556,500.00
AVERAGE INCOME:		\$9,275.00	\$111,300.00
YEAR 1 INCOME:		\$7,375.00	\$ 88,500.00

ADDITIONAL (NNN) INCOME

Tenant:	Year:	NNN/Mo:	NNN/Yr:
1. Vintage Parlour	1	\$1,657.10	\$ 19,885.20
	2	TBD	
	3	TBD	
	4	TBD	
	5	TBD	
TOTAL INCOME:		\$111,300.00 (Base) + \$19,885.20 (NNN) =	\$131,185.20 (EGI)
YEAR 1 INCOME:		\$ 88,500.00 (Base) + \$19,885.20 (NNN) =	\$108,385.20 (EGI)



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2023 PROPERTY EXPENSES

Property Insurance	\$ 9,701.50
Real Estate Taxes	\$ 5,369.67
Maintenance	\$Tenant Exp
Landscape:	\$Tenant Exp
Utilities	\$Tenant Exp
Fire/Safety:	\$Tenant Exp
Management:	\$ 4,800.00

Total \$ 19,871.17

NET-INCOME: \$131,185.20 (Income) - \$19,871.17 (Exp) = **\$111,314.03 (NOI)**
YEAR 1 NET: \$108,385.20 (Income) - \$19,871.17 (Exp) = \$ 88,514.03 (NOI)

Valuation:

AVG:
\$111,314.03 @ 8.80% CAP = \$1,265,000.00

YR. 1
\$ 88,514.03 @ 7.00% CAP = \$1,265,000.00