

CURRENT SETUP

450 Sunrise Hwy.				
UNIT	CURRENT MONTHLY RENT		SF	
1A - Prudential	\$4,000.00		1,800	
1B- Clarita Ortega	\$1,200.00		212	
1C - Dr. Mello	\$2,000.00		675	
1D - The Knot Massage	\$1,000.00		218	
2A - RVC Insurance	\$928.00		336	
2B - Silvershore Group	\$848.72		265	
2C - O&P Home Improvement	\$1,150.00		385	
2D - VACANT	\$500.00		100	
2E - Amilair	\$800.00		235	
2F - Burooj Enterprises Inc.	\$775.00		265	
2G - The Principal Advisory Group	\$795.67		265	
2H - VACANT	\$675.00		210	
2I - Troy Blackman	\$700.00		200	
2J Bastanial Elleston	\$780.00		200	
Total Monthly Rental	\$16,152.39			
Annual Gross Rent	\$193,828.68			
Annual Expenses				
Taxes	\$61,000.00			
Maintenance & Cleaning	\$7,000.00			
Electric	\$7,572.00			
Insurance	\$5,111.00			
Water	\$891.00			
Total annual Expenses	\$81,574.00			
Net Income	\$112,254.68			

PRO-FORMA SETUP

450 Sunrise Hwy.			
UNIT	CURRENT MONTHLY RENT		SF
1A - Prudential	\$6,000.00		1,800
1B- Clarita Ortega	\$1,200.00		212
1C - Dr. Mello	\$2,000.00		675
1D - The Knot Massage	\$1,000.00		218
2A - RVC Insurance	\$928.00		336
2B - Silvershore Group	\$848.72		265
2C - O&P Home Improvement	\$1,150.00		385
2D - VACANT	\$500.00		100
2E - Amilair	\$800.00		235
2F - Burooj Enterprises Inc.	\$775.00		265
2G - The Principal Advisory Group	\$795.67		265
2H - VACANT	\$675.00		210
2I - Troy Blackman	\$700.00		200
2J Bastanial Elleston	\$780.00		200
Kitchen Space	\$1,000.00		300
Boardroom	\$1,000.00		300
Mailbox 1 - Ins. Boss	\$200.00		
Mailbox 2 - Apollo Wines	\$350.00		
Total Monthly Rental	\$20,702.39		
Annual Gross Rent	\$248,428.68		
Annual Expenses			
Taxes	\$61,000.00		
Maintenance & Garbage	\$7,000.00		
Electric	\$7,572.00		
Insurance	\$5,111.00		
Water	\$891.00		
Total annual Expenses	\$81,574.00		
Net Income	\$166,854.68		