



636 Waverley Street
RENT ROLL

Floor	Use	Tenant	RSF	Term	Monthly Rent	Expenses	Comments
First & Second	Office	Sharecare Inc.	5,174	Expires 10/31/23	\$45,000	NNN	Terrace – 604 sf
Third Floor	Residential	Owner	1,879	None	\$17,848**		Terrace -1,949sf
Fourth Floor	Residential	Owner	2,591	None	\$25,976**		Terrace – 837 sf
Totals:			10,652*		\$88,824		

Notes:

* Per building permit, total building size is 10,299 SF. Due to measuring standards, there is a 353 square feet of leasable area.

** Market rent assumption



INCOME & EXPENSES

<u>INCOME</u>	<u>Proforma Income</u>	<u>Totals</u>
Gross Potential Income	\$1,065,888.00	
Other Income (NNN expense payments by commercial tenant)	\$113,138.50	
Other Income (Electricity Rebate from solar panel production)	\$600.00	
Vacancy (3% est.)	-\$31,976.00	
Effective Gross Income	\$1,147,650.50	\$1,147,650.50
<u>EXPENSES</u>		
Current Property Taxes	\$190,464.00	
Property Insurance	\$12,417.00	
Property Management	\$12,000.00	
Gardening	\$1,200.00	
Common Area Maintenance	\$4,320.00	
Gas	\$1,718.00	
Refuse	\$842.00	
Water	\$2,513.00	
Sewer & Storm Drain	\$803.00	
<u>TOTAL CURRENT EXPENSES</u>	\$226,277.00	\$226,277.00
<u>NET OPERATING INCOME</u>		\$921,373.50
Capitalization Rate based on current expenses	3.1%	

Notes:

1. Per the commercial tenant's triple net lease they pay 50% of expenses

2. These rent levels and occupancies are subject to change without notice. There is no guarantee these rent levels will be achieved. When analyzing this property, the Buyer should use income and expense levels that it thinks are appropriate and that will accurately reflect the manner in which it plans to operate the property.