

## Projected Income and Cap rates

127,500	main Bldg- upper- 3700 sf- @ \$15/sf
6,375	Main Bldg Lower 3700 @ \$10/sf
121,125	Repair shop 2160 SF @ \$10/sf
	Barn 4800 sf @ \$5/sf
121,125	total annual NNN 127,500

RENTS ARE NNN, ALL EXPENSES PRORATED TO TENANT

NOI \$127,500

Cap rate 8%

Indicated Value- \$1,590,000

Less potential extra land spin off

5 lots @ \$100,000 each.

Adjusted Cap rate \$1,600,000

Land sales \$500,000

Net Investment \$1,000,000

NOI \$127,500

Cap rate 12.75

Cash on Cash 12.75% pre tax

Illustration only. Buyer to verify.

