

# 4440 Fruitville Road

## 5 Year Proforma

7.28% CAP / \$ 5,300,000.00

Purchase Price		\$	5,300,000
Price/SF		\$	247.92
Gross Sq. Ft			24,872
RSF			21,378
CPI Rate:(Est.)			6%
Net Income	\$	19.00	\$ 406,182
Net Income @	95% Occupancy		385,873

Equity Amt	25%	\$	1,325,000
Loan Amount	75%	\$	3,975,000
Rate			6.00%
Term			25 Years
Annual PMT		\$	307,332
Mort. Balance 5th Year		\$	3,574,800

Cap Rate			7.28%
5th Year Sales Price			6,565,770.65

	Year 1	Year 2	Year 3	Year 4	Year 5
NOI	385,872.90	407,095.91	429,486.18	453,107.92	478,028.86
Debt Service	<u>307,331.77</u>	<u>307,331.77</u>	<u>307,331.77</u>	<u>307,331.77</u>	<u>307,331.77</u>
NOI After Debt	78,541.13	99,764.14	122,154.42	145,776.16	170,697.09

Outlay		\$1,325,000				
IRR Compilation after Sale	<b>Initial Outlay</b>	<b>YR 1 CF</b>	<b>YR 2 CF</b>	<b>YR 3 CF</b>	<b>YR 4 CF</b>	<b>YR 5 CF</b>
In Year 5	(\$1,325,000)	\$ 78,541.13	\$ 99,764.14	\$ 122,154.42	\$145,776.16	\$3,161,667.29
Investor Cash on Cash		6%	8%	9%	11%	13%
IRR		24.15%				

The above presented information is deemed reliable, but not guaranteed.



For more information please contact



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The statements and figures presented herein, while not guaranteed are secured from sources we believe authoritative.