

TRACKSIDE CENTER

INVESTMENT PRO FORMA



SCHEDULED REVENUE

	Size (SF)	Base Rent Per SF (NNN)	Monthly Base Rent (NNN)	Annual Base Rent (NNN)
Current Building Area	11,468	\$2.15	\$24,656.20	\$295,874.40
Totals	11,468			\$295,874.40
w/ 5% Vacancy Reserve				\$281,080.68

FUTURE VALUE SUMMARY

Cap Rate	Value
Value at 6.5%	\$4,324,318.15
Value at 7.0%	\$4,015,438.29
Value at 7.5%	\$3,747,742.40
Avg. Value @ 7.0%	\$4,015,438.29

IMPROVEMENT EXPENSES

	Size (SF)	Amount Per SF	Amount
Building 1 TI + CapEx	11,468	\$45	\$516,060
Subtotal TI			\$516,060

LEASING COMMISSIONS

	Size (SF)	Total Base Rent (5 Year Term)	Commission %	Amount
Building 1	11,468	\$1,548,180	6%	\$92,891
Subtotal Leasing Commissions				\$92,891

FREE RENT AND VACANCY LOSS

	Size (SF)	Base Rent Per SF (NNN)	Time Period (Months)	Amount
Building 1	11,468	\$2.15	15	\$369,843
Subtotal Free Rent and Vacancy Loss				\$369,843

2023 AS-IS VALUE

	Value
	\$3,036,644.49