

1801 N. 13th Ave. E.
Rental Property
5 Year Financial Summary

	2015	2016	2017	2018	2019	2020	* As Adjusted 2021	Stabilized
GoodRadio TV, LLC +/-4,292 SF @ \$6.08/SF							\$29,186	\$29,186
Suite 200 +/-1,788 SF asking \$8.95/SF							\$0	\$16,000
Hydaker-Wheatlake Co. +/-5,450 SF, shed @ \$7.01/SF							\$38,220	\$38,220
7% Vacancy								-\$5,838
NET RENT INCOME	\$47,674	\$73,609	\$76,484	\$67,524	\$71,549	\$81,339	\$67,406	\$77,567
Repairs & Maint BLDGS & GRND	\$9,895	\$4,157	\$3,713	\$4,125	\$6,587	\$5,197	\$4,133	\$5,000
UTILITIES - ELEC	\$2,322		-\$41	\$40	\$375	\$432	\$2,000	\$375
UTILITIES - GAS	\$1,257	-\$207	-\$70		\$334	\$285	\$0	\$0
PROPERTY TAXES	\$13,228	\$12,806	\$12,630	\$12,850	\$12,743	\$12,558	\$12,544	\$12,743
Business Credit - PROPERTY TAXES								-\$1,200
INSURANCE EXP - est. \$.20/SF (12,000 SF)	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,403	\$3,000
Total Expenses	\$29,102	\$19,156	\$18,632	\$19,415	\$22,439	\$20,873	\$21,080	\$19,918
Net Operating Income	\$18,572	\$54,453	\$57,852	\$48,109	\$49,110	\$60,466	\$46,325	\$57,649

*2021 Utilities are estimated by owner due to the move of the tenant from Suite 200 to Suite 100.