

McAlister House

Simplified Investment Analysis

Purchase Price: **\$495,000**

Lease Information: **LEASE AREA:** 4,200 square feet
 Tenant pays Utilities and Maintenance
 Landlord pays Tax (\$4,900) and Insurance (\$953)*

Original Lease Date: March 1, 2012
 Term: Five years. Base lease expiration February 28, 2017
 Starting annual lease rate: \$54,600
Escalations: 3% per year

Tenant: **Triad Wellness Center PLLC**
 A medical screening, counseling and testing facility

<u>INCOME</u>	<u>NET INCOME</u>	<u>CAP RATE</u>
Year 2012	\$48,300	9.8%
Year 2017	\$59,400	11.1%



No benefit for depreciation and interest tax deductions calculated.

* Based on 2012 invoices

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information is submitted subject to errors, omissions, change of price, change of financing. Investment cash flow analysis is for demonstration purposes only. Actual financial results may increase or decrease.

Benefits of depreciation, et al were not considered.