

BEAR CAT						
ACTUALS						
INCOME	Tenant	Square Feet	Expiration	Monthly Rent	Annual Rent	Rent per Foot
A	JW Admin	6,000	3/31/2021	\$ 4,108.00	\$ 49,296.00	\$ 8.22
B	Coby Denham	2,500		\$ 150.00	\$ 1,800.00	\$ 0.72
B-1		600				
C	Key Sports	2,670	7/31/2018	\$ 1,400.00	\$ 16,800.00	\$ 6.29
D		3,040				
Total		14,810		\$ 5,658.00	\$ 67,896.00	
PRO FORMA						
INCOME	Tenant	Square Feet	Expiration	Monthly Rent	Annual Rent	Rent per Foot
A	JW Admin	6,000		\$ 4,110.00	\$ 49,320.00	\$ 8.22
B		2,500		\$ 1,458.33	\$ 17,500.00	\$ 7.00
B-1		600		\$ 500.00	\$ 6,000.00	\$ 10.00
C	Key Sports	2,670		\$ 1,557.50	\$ 18,690.00	\$ 7.00 (bump)
D		3,040		\$ 1,900.00	\$ 22,800.00	\$ 7.50
Total		14,810		\$ 9,525.83	\$ 114,310.00	\$ 7.72
EXPENSES						
Estimated Average Expenses		\$ 2.50				
Square Feet in Bear Cat:		14,810				
Estimate Yearly Expenses		\$ 37,025.00				
NET OPERATING INCOME						
		\$77,285.00	(Based on Pro Forma)			
7% Cap Rate, value of:						
		\$1,104,071.43	\$ 74.55	per square foot		

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Accrual Basis

James Wayne
Profit & Loss by Class - Bear Cat
January through December 2017

	<u>Rent</u>	<u>Unclassified</u>	<u>TOTAL</u>
Ordinary Income/Expense			
Income			
Rental Income	82,673.85	0.00	82,673.85
Total Income	<u>82,673.85</u>	<u>0.00</u>	<u>82,673.85</u>
Gross Profit	82,673.85	0.00	82,673.85
Expense			
Cleaning & Maintenance	0.00	1,793.00	1,793.00
Insurance Expense	0.00	4,660.00	4,660.00
Professional Fees	0.00	750.00	750.00
Taxes - Property	0.00	25,023.74	25,023.74
Utilities	0.00	1,950.29	1,950.29
Total Expense	<u>0.00</u>	<u>34,177.03</u>	<u>34,177.03</u>
Net Ordinary Income	<u>82,673.85</u>	<u>-34,177.03</u>	<u>48,496.82</u>
Net Income	<u><u>82,673.85</u></u>	<u><u>-34,177.03</u></u>	<u><u>48,496.82</u></u>

James Wayne Properties, Inc.
Profit & Loss by Class - Bear Cat
January through December 2018

	FS-176 Bear Cat Rd., Aledo	Unclassified	TOTAL
Ordinary Income/Expense			
Income			
Rental Income	4,300.00	60,900.00	65,200.00
Total Income	4,300.00	60,900.00	65,200.00
Gross Profit	4,300.00	60,900.00	65,200.00
Expense			
Cleaning and Maintenance	0.00	789.00	789.00
Insurance Expense	0.00	1,735.00	1,735.00
Landscaping and Mowing	0.00	80.00	80.00
Property Management Fees	0.00	1,500.00	1,500.00
Repairs	0.00	37.67	37.67
Small Tools and Equipment	0.00	323.67	323.67
Taxes - Property	0.00	24,941.64	24,941.64
Travel Expense	0.00	91.99	91.99
Utilities	0.00	925.66	925.66
Total Expense	0.00	30,424.63	30,424.63
Net Ordinary Income	4,300.00	30,475.37	34,775.37
Net Income	4,300.00	30,475.37	34,775.37

James Wayne Properties, Inc.
Profit & Loss by Class - Bear Cat
January 1 through July 22, 2019

	<u>FS-176 Bear Cat Rd., Aledo</u>	<u>Unclassified</u>	<u>TOTAL</u>
Ordinary Income/Expense			
Income			
Rental Income	38,930.46	0.00	38,930.46
Total Income	<u>38,930.46</u>	<u>0.00</u>	<u>38,930.46</u>
Gross Profit	38,930.46	0.00	38,930.46
Expense			
Cleaning and Maintenance	0.00	789.00	789.00
Professional	0.00	1,452.68	1,452.68
Taxes - Property	0.00	2,244.74	2,244.74
Utilities	0.00	1,367.22	1,367.22
Total Expense	<u>0.00</u>	<u>5,853.64</u>	<u>5,853.64</u>
Net Ordinary Income	<u>38,930.46</u>	<u>-5,853.64</u>	<u>33,076.82</u>
Net Income	<u><u>38,930.46</u></u>	<u><u>-5,853.64</u></u>	<u><u>33,076.82</u></u>