

**C-6 - SUMMARY OF BUILDING AREAS AND USES**

Suite/Unit No.	Level	Use	Rentable		
			GBA Sq.Ft.	Pre-leased Sq.Ft.	% Pre-leased
6-A	1	Office	1,248	1,248	100%
6-B	1	Office	1,248	0	0%
		Subtotal	2,496	1,248	50%
6-C	2,3 and 4	Res. 2BR-2BA including 471 sf of storage	1,775	n/a	n/a
6-D	2,3 and 4	Res. 2BR-2BA including 471 sf of storage	1,775	n/a	n/a
6-E	2,3 and 4	Res. 2BR-2BA including 471 sf of storage	1,775	n/a	n/a
6-F	2,3 and 4	Res. 2BR-2BA including 471 sf of storage	1,775	n/a	n/a
		Subtotal	7,100	n/a	n/a
TOTAL GBA			9,596		

**C-6 - RETAIL/OFFICE INCOME CAPITALIZATION**

Use	Level	Rentable Sq. Ft.	Annual Net Rent/sf	Annual Income
Retail/Other	Main	2,496	\$16.50	\$41,184
Other	n/a	n/a	n/a	0
Other	n/a	n/a	n/a	0
Total Gross Income		2,496		41,184
Vacancy		3%		(1,236)
EGI				\$39,948
Unreimbursable Expenses		2%		(799)
NOI				39,150
Capitalization				
	39,150 /	6.50%	=	\$602,300

**C-6 - RESIDENTIAL INCOME CAPITALIZATION**

Room Count	Size	No. of Units Each	Rent/ Unit Month	Total Rent Month				Total
2BR-2BA	1,775	4	\$1,375	\$5,500	x	12	=	\$66,000
N/A	0	0	\$0	\$0	x	12	=	\$0
Total	1,775	4	\$1,375	\$5,500				\$66,000
Misc. Income		0	\$0	\$0	x	12	=	\$0
Total Potential Gross Income								\$66,000
Vacancy & Rent Loss						3%		(1,980)
Effective Gross Income								\$64,020
<b>Expenses</b>			% of <b>PGI</b>					
Taxes			9.25%	\$6,105				
Insurance			2.20%	\$1,452				
Utilities			1.00%	\$660				
Salaries/Personnel			1.50%	\$990				
Management			4.00%	\$2,640				
Administrative			1.00%	\$660				
Marketing			0.75%	\$495				
Contract Services			1.00%	\$660				
Repairs and Maintenance			0.50%	\$330				
Miscellaneous			1.00%	\$660				
Total Expenses								(14,652)
<b>NET ANNUAL INCOME</b>								\$49,368
<b>CAPITALIZATION</b>								
	\$49,368 /		5.75%				=	\$858,574
			0.575					

**TOTAL BUILDING ALLOCATION**

	AMOUNT
RETAIL OFFICE INCOME CAPITALIZATION	\$602,300
RESIDENTIAL INCOME CAPITALIZATION	\$858,574
TOTAL BUILDING	\$1,460,874
<b>PROJECT NET ANNUAL INCOME SUMMARY</b>	<b>NET INCOME/YR</b>
RETAIL/OFFICE	\$39,150
RESIDENTIAL	\$49,368
TOTAL BUILDING NOI	\$88,518
AGGREGATE OAR	6.06%

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