

Annual Property Operating Data
52 SW 5 Ct. Pompano Beach Provided by John D. McQueston



Cash Flow Analysis Worksheet

Property Name	520-580 S. Federal Hwy		Asking Price	\$4,500,000.00
Prepared For			Plus Acquisition	
Prepared By	John McQueston		Costs	
Date Prepared	23-Jul-24		Plus Loan	
			Fees/Costs	

Taxable Income

	Actual	Projected
1 Potential Rental Income	\$216,000.00	
2 -Vacancy & Credit Losses		
3 =Effective Rental Income	\$216,000.00	
4 +Other Income (collectable)		
5 =Gross Operating Income	\$216,000.00	
6 -Operating Expenses	\$46,908.00	
7 =NET OPERATING INCOME	\$169,092.00	
8 Cap Rate	3.76%	0.00%