

Spring Creek Office Park

April 30, 2020

Rent Roll

Tenant	Suite	Tenant	Sq. Ft.	Now Mo. Rent	With Build to Suit	At 100%	Expires
NW 130th							
5700	#1	Available	1,015	\$ -		\$ 2,199	
	#2	Available	1,255	\$ -		\$ 2,719	
	#3	Available	1,335	\$ -		\$ 2,893	
	#4	D & A	820	\$ 1,750	\$ 1,750	\$ 1,750	3/16/23
5704		Hearing First	4,181		\$ 9,012	\$ 9,012	8/31/25
				\$ 1,750		\$ 18,573	

Income Statement

Annual Revenue		\$ 21,000	\$ 129,144	\$ 222,874
Annualized Expenses				
Property Tax		\$ 9,000	\$ 18,000	\$ 18,000
Property Insurance		\$ 2,600	\$ 5,200	\$ 5,200
Maintenance		\$ 3,500	\$ 7,000	\$ 7,000
Net income		\$ 5,900	\$ 98,944	\$ 192,674

Balance Sheet

Cash	\$ 40,973
Real Estate Owned	
NW 130th Street	
5700	\$ 1,261,125
5702 (Developed Lot & Parking)	\$ 355,000
5704 (to be built to suit)	\$ 1,191,585
5706 (Developed Lot & Parking)	\$ 400,000
Total Assets	\$ 3,248,683
Liabilities:	
NP (\$800K + \$500K to build 5706)	\$ 1,300,000
Total Liabilities	\$ 1,300,000
Equity	\$ 1,948,683