

**1141 Whitney Ave.
Gretna, LA**

Reconstructed Operating Statement

		SF	Rent	\$ / SF	Annual	Lease Term
Gross Income:						
Consultant Pathology, Inc.	Building 3	7,200	\$5,000	\$8.33	\$60,000	(5.15.09 - 5.14.18); auto annual renewal; at same price.
VCPHCS, LLC	Building 4	7,200	\$5,225	\$8.71	\$62,700	(3.1.16 - 2.28.21); One (1), Five (5) yr option; CPI Increases
Tenant Reimbursables:						
Property Taxes (Building 3)					\$3,898	
Insurance (Building 3)					\$7,950	
Water (Building 3)					\$1,500	
Water (Building 4)					\$1,500	\$14,848
				\$9.82	\$137,548	\$1.03
Vacancy:	10%				\$13,755	
Effective Gross Income:					\$123,793	
Expenses						\$ / SF
Insurance						
	Building / Comprehensive				\$9,566	
	Flood				\$6,333	
Utilities						
	Water				\$3,000	
Property Taxes					\$7,796	
Management					\$6,190	
Repairs & Maintenance	5%				\$18,000	
Advertising						
Accounting						
Dumpster						
Termite Contract						
Commissions					\$1,810	
Misc.						
Total Expenses:					\$52,695	\$3.66
Net Operating Income:					\$71,098	

Information contained herein, is from the Owner and is subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal from the market, without notice.