

**900 JD For Sale Analysis**

		SF	Lease Exp	Rate/SF	Rate/Yr	
103 Up	Novus 2nd Floor	5,082		\$ 30.00	\$ 152,460.00	Novus Lease through 12/31/20
103 Down	Novus 1st Floor	5,082		\$ 30.00	\$ 152,460.00	Novus Lease through 12/31/20
105 Down	Windward	2,597	8/31/2021	\$ 26.86	\$ 69,759.84	Rate as of 9/1/19,Rate increases 3%/annum
		12,761			\$ 374,679.84	
				Operating Expense	\$ 99,818.45	2018 Op Ex + 3%
				NOI	\$ 274,861.39	
				Reserve	\$ 2,552.20	\$.20/SF
				Net	\$ 272,309.19	

<b>2018 Operating Expense</b>		<b>Valuation</b>	
Elevator	\$ 4,945.69	Cap Rate	7.78%
Mgmt/HOA	\$ 29,052.28	Price	\$ 3,500,000.00
Janitorial	\$ 12,826.82	Price/SF	\$ 274.27
Misc Supplies	\$ 7,219.40		
Recycling	\$ 1,716.00		
Security	\$ 1,396.36		
RE tax	\$ 24,279.60		
Telephone	\$ 2,431.24		
Utilities	\$ 12,591.63		
Insurance	\$ 452.10		
	\$ 96,911.12	\$	7.59