

## 605 Green Street

### Cash Flow Statement

#### INCOME

Tenant—Attorneys (\$3,150 per month)	\$37,800 - 2nd floor, tenant for 30 years 12/31/19
Tenant - CPA (\$2,150 per month)	\$25,800 - Property Owners - may lease back
Tenant Psychologist - (\$1,207.50 per month)	\$14,490 - Tenant for 8 years Mo—Mo
Tenant—Mortgage Co. - (\$535 per month)	<u>\$ 6,420</u> - tenant for 13 years Mo—Mo
<b>Gross Potential Income</b>	<b>\$84,510 - \$14.08 / SQ FT</b>

#### EXPENSES

Insurance	\$ 2,200
Lawn Maintenance	\$ 2,400
Office Supplies	\$ 100
Pest Control	\$ 540
Repairs	\$ 4,673 - Replaced all light fixtures to LED
Taxes & License	\$ 6,636
Utilities	<u>\$ 8,068</u>
<b>Total Expenses</b>	<b>\$24,617</b>

<b>POTENTIAL NET INCOME</b>	<b>\$ 59,893</b>
<b><u>Potential Loan Scenario</u></b>	
Asking Price	\$ 925,000
Down Payment (20%)	\$ 185,000
Amount Financed	\$ 740,000
Monthly Payment Assuming 5.25% Interest / 20 Year Amor	\$ 4,986
<b>Annual Principal &amp; Interest - Covered by rental income</b>	<b>\$ 59,837</b>



### BERKSHIRE HATHAWAY

HomeServices

Georgia Properties

COMMERCIAL DIVISION

**Brent Hoffman**  
 500 Jesse Jewell Pkwy, SE Suite 300  
 Gainesville, GA 30501  
 Direct 770-533-6721 Office 770-536-3007  
 Brent@BrentHoffman.com  
 www.BrentHoffman.com