

	Property 2 (West Virginia Workforce, Princeton)	
Location	Princeton	
Leasee	WV Workforce	
Size	20,157 s.f.	
	Government Agency	
Monthly		
Rental Income		\$21,204
Rental %		100%
Lease Expiration		8/1/2020
Fixed Expenses		
Utilities		\$2,300
Janitorial		\$1,100
B & O Taxes		\$212
Property Taxes		\$2,000
Insurance		\$200
Total Expenses		\$5,812
Income		\$21,204
Less Expenses		\$5,812
Net Income		\$15,392
Annual Income		\$254,453
Annual Expenses		\$69,744
Net Annual Income		\$184,709

Cap. rate = 11.727%

Note: Income/expense information provided by property owner.