

Railroad / Berlin Brothers Bldg	Pro Forma 2025 P&L	Pro Forma / Market Rental Rates	
Rental Income	\$ 187,140.00		
NNN Expenses Paid by Tenants with Rent	\$ 31,524	Paid monthly by commercial tenants (@ \$0.44)	
Laundry Income	\$ 982	Average	
Gross Operating Income	\$ 219,646.48		
Expenses:			
Property Taxes	\$ 17,036.00	2025 released in Feb 2025	NNN
Hazard Insurance	\$ 4,098.00	State Farm	NNN
Licenses / Permits / Fees	\$ 366.00	City annual permit + annual Fire permit	
Puget Sound Energy	\$ 1,355.00	Central electric for exterior and hall lights, water heater natural gas.	
Republic Services / Garbage	\$ 2,980.00	Trash removal paid by owner (partial paid by NNN)	NNN
City of Kent Water and Sewer	\$ 7,325.00	Water and sewer paid by owner (partial paid by NNN)	NNN
Management & Tenant Screening	\$ 100.00	Landlord Protection	
Advertising	\$ -		
Cleaning and Maintenance	\$ 400.00	Estimated	
Repairs / Labor	\$ 1,500.00	Estimated	
Materials and Supplies	\$ 600.00	Estimated	
LLC Expenses	\$ 255.00	LLC + WA Dept Licensing	
Mileage / Travel	\$ 500.00	Estimated	
Total Expenses	\$ 36,515	16.6%	
Portion of Expenses Paid by Landlod		\$4,991	
NET OPERATING INCOME	\$ 183,131		

Cap Rate	Value at Cap Rate
5.9% \$	3,120,000
6.1% \$	3,015,000
6.3% \$	2,920,000
6.5% \$	2,800,000