

Elsberry Plaza Retail Center							
457 Main St							
Elsberry, MO							
Profit and Loss Statement							
Rent Roll							
Tenant		Lease Term	Expiration	Sq Ft Leased	Monthly Rent	Yearly Rent	Rent Increase
Dollar General			31-Aug-20	7,200	\$ 2,850	\$ 34,200	
Rachel's Diner			1-Mar-20	1,800	\$ 970	\$ 11,640	
			14-Mar-20	1,800	\$ 885	\$ 10,620	
Bubba's BBQ			31-Dec-20	1,800	\$ 600	\$ 4,800	\$850/month-yr 2
Vacant				1,800		\$ -	
Total				14,400	\$ 5,305	\$ 61,260	
Expenses							
Taxes						\$ 8,000	
Insurance						\$ 4,800	
Lawn Care						\$ 700	
Total Operating Expenses						\$ 13,500	
Net Opertaing Income						\$ 47,760	
Cap Rate						11.9%	