



SIGMA PROFESSIONAL PARK

421 Chris Gaupp Drive
 Galloway Township, NJ 08205
 BLOCK 784 LOT 1

CASH-ON-CASH RETURN CALCULATION

SIZE OF PROJECT:	19,873	SF
PRICE PER SF (SHELL):	\$190.00	PER/SF
PRICE PER SF (FIT-OUT):	\$25.00	PER/SF
RENT/SF NNN:	\$23.00	PER/SF
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PRICE TO PURCHASE:	\$3,775,870.00	SHELL ONLY
FIT-OUT PACKAGE:	\$496,825.00	FIT-OUT COSTS
TOTAL COST:	\$4,272,695.00	FULLY FITTED-OUT
INVESTMENT:	\$1,068,173.75	25% DOWNPAYMENT
LOAN AMOUNT:	\$3,204,521.25	75% BANK LOAN
DEBT SERVICE:	\$192,271.28	INTEREST AT 6%
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INCOME:	\$457,079.00	NNN RENT
REALTOR'S COMMISSION:	\$22,853.95	5% Commission (if through realtor)
DEBT SERVICE:	\$192,271.28	INTEREST AT 6%
PRE-TAX CASH FLOW:	\$241,953.78	
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INVESTMENT:	\$1,068,173.75	25% DOWNPAYMENT
NET INCOME:	\$241,953.78	INCOME
CASH ON CASH RETURN:	22.65%	