

**California**

Sales • Leasing • Property Management • Development

加省實業公司

San Francisco,
CA 94108
(U.S.A.)

644 BROADWAY: INCOME PROJECTIONS

BASEMENT THEATER: 8500 SF @ \$18 PSF (NNN) \$ 153,000.00

GROUND FLOOR RETAIL: 8500 SF @ \$36 PSF (NNN) \$ 306,000.00

2FL RESTAURANT: 8500 SF @ \$24 PSF (NNN) \$ 204,000.00

3RD FL RESTAURANT: 8500 SF @ \$24 PSF (NNN) \$ 204,000.00

4TH FL OFFICES: 8500 SF @ \$24 PSF (NNN) \$ 204,000.00

ANNUAL NET INCOME (NNN) \$ 1,071,000.00

CAP RATE BASED ON \$11,000,000 PURCHASE PRICE = 9.74%

ESTIMATE OF VALUE BASED ON 6.0% CAP = \$17,850,000

ESTIMATE OF VALUE BASED ON 6.5% CAP = \$16,476,923

ESTIMATE OF VALUE BASED ON 7.0% CAP = \$15,300,000

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