

**Schedule of Purchase Analysis**

**Shopping Center**

**XXXX Yorba Linda Blvd. Yorba Linda CA 92886**

		8,000.00	8,000.00	8,000.00
		156.25	151.56	147.02
<b>Purchase Price</b>		<b>1,250,000.00</b>	<b>1,212,500.00</b>	<b>1,176,125.00</b>
<b>- Down Payment</b>	40.00%	500,000.00	485,000.00	470,450.00
<b>- 1st TD</b>	60.00%	750,000.00	727,500.00	705,675.00
<b>Rental Income</b>		99,400.00	99,400.00	99,400.00
<b>Allowance - Vacancy</b>	3.00%	(2,982.00)	(2,982.00)	(2,982.00)
<b>Other Revenue - NNN</b>		44,870.32	44,462.92	44,067.74
<b>- Total Revenue</b>		<u>141,288.32</u>	<u>140,880.92</u>	<u>140,485.74</u>
<b>Operating Expenses</b>		(26,472.98)	(26,472.98)	(26,472.98)
<b>Management Fee</b>	6.00%	(5,785.08)	(5,785.08)	(5,785.08)
<b>Real Estate Tax</b>	1.12%	(14,000.00)	(13,580.00)	(13,172.60)
<b>- Total Operating Expenses</b>		<u>(46,258.06)</u>	<u>(45,838.06)</u>	<u>(45,430.66)</u>
<b>- Per Sqft</b>		(0.48)	(0.48)	(0.47)
<b>Net Operating Income before Debt Service</b>		<u>95,030.26</u>	<u>95,042.86</u>	<u>95,055.08</u>
<b>Debt Service</b>	25 7.00%	(64,357.89)	(62,427.15)	(60,554.34)
<b>- Total Fixed Charges</b>		<u>(64,357.89)</u>	<u>(62,427.15)</u>	<u>(60,554.34)</u>
<b>Net Cash Flow f/ Operation</b>		<u>30,672.37</u>	<u>32,615.71</u>	<u>34,500.74</u>
<b>Cash on Cash</b>		6.13%	6.72%	7.33%