

## RM Golf Carts: Rent Analysis

New Rent Justification (based on input from broker)

	SF	PSF (Market)	Annual	Monthly
Garage Space	2750	\$ 4.00	\$ 11,000.00	\$ 916.67
Outside Storage Space	30000	\$ 0.50	\$ 15,000.00	\$ 1,250.00
		totals	\$ 26,000.00	\$ 2,166.67

Currently Paying \$1,500 per month

New Payment Schedule	Monthly	Annual	Taxes	NET (before maint./ property fixes)
Year 1	\$ 1,675	\$ 20,100	\$ 7,722.09	\$ 12,377.91
Year 2	\$ 1,850	\$ 22,200	\$ 7,953.75	\$ 14,246.25
Year 3	\$ 2,025	\$ 24,300	\$ 8,192.37	\$ 16,107.63
Year 4	\$ 2,200	\$ 26,400	\$ 8,438.14	\$ 17,961.86
Year 5	\$ 2,250	\$ 27,000	\$ 8,691.28	\$ 18,308.72

Payment schedule was result of negotiating with tenant (step up rates to get to market)

NOTE: tenant is high quality (always pays on time, maintains property well and independently)