



CHEWS LANDING RETAIL CENTER

1492 Chews Landing Road
 Laurel Springs, NJ 08021
 BLOCK 8201 LOT 1

CASH-ON-CASH RETURN CALCULATION

SIZE OF PROJECT:	14,000	SF
PRICE PER SF (SHELL):	\$210.00	PER/SF
PRICE PER SF (FIT-OUT):	\$25.00	PER/SF
RENT/SF NNN:	\$20.00	PER/SF
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PRICE TO PURCHASE:	\$2,940,000.00	SHELL ONLY
FIT-OUT PACKAGE:	\$350,000.00	FIT-OUT COSTS
TOTAL COST:	\$3,290,000.00	FULLY FITTED-OUT
INVESTMENT:	\$822,500.00	25% DOWNPAYMENT
LOAN AMOUNT:	\$2,467,500.00	75% BANK LOAN
DEBT SERVICE:	\$148,050.00	INTEREST AT 6%
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INCOME:	\$280,000.00	NNN RENT
REALTOR'S COMMISSION:	\$14,000.00	5% Commission (if through realtor)
DEBT SERVICE:	\$148,050.00	INTEREST AT 6%
PRE-TAX CASH FLOW:	\$117,950.00	
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INVESTMENT:	\$822,500.00	25% DOWNPAYMENT
NET INCOME:	\$117,950.00	INCOME
CASH ON CASH RETURN:	14.34%	