



**DOWNTOWN GALLOWAY PROFESSIONAL PARK**

412 E Jimmie Leeds Road  
 Galloway Township, NJ 08205  
 BLOCK 1164 LOT 1.03

**CASH-ON-CASH RETURN CALCULATION**

SIZE OF PROJECT:	10,623	SF
PRICE PER SF (SHELL):	\$190.00	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:	\$2,018,370.00	SHELL ONLY
FIT-OUT PACKAGE:	\$265,575.00	FIT-OUT COSTS
TOTAL COST:	\$2,283,945.00	FULLY FITTED-OUT
INVESTMENT:	\$570,986.25	25% DOWNPAYMENT
LOAN AMOUNT:	\$1,712,958.75	75% BANK LOAN
DEBT SERVICE:	\$102,777.53	INTEREST AT 6%
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INCOME:	\$212,460.00	NNN RENT
REALTOR'S COMMISSION:	\$10,623.00	5% Commission (if through realtor)
DEBT SERVICE:	\$102,777.53	INTEREST AT 6%
PRE-TAX CASH FLOW:	\$99,059.48	
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INVESTMENT:	\$570,986.25	25% DOWNPAYMENT
NET INCOME:	\$99,059.48	INCOME
<b>CASH ON CASH RETURN:</b>	<b>17.35%</b>	