

BBV 59 West, LLC
INCOME/EXPENSE FORECAST 2021

BEGINNING 1/1/2021

9,725 SF

TENANT	SF	% Total	CURRENT RENT	CAM	PTX	INS	TRSH	TOTAL NNN	WATER	TOTAL NNN+WATER	TOTAL PAYMENT
LITTLE CAESARS	1470	0.1500	\$2,205.00	\$208.59	\$279.30	\$49.93	\$105.00	\$642.81	\$485.63	\$1,128.44	\$3,333.44
JADE GARDENS	1747	0.1782	\$2,725.00	\$247.80	\$331.81	\$59.31	\$105.00	\$743.92	\$393.13	\$1,137.05	\$3,862.05
Z'S TOBACCO & SPIRITS	1468	0.1497	\$2,290.00	\$208.17	\$278.74	\$49.83	\$35.00	\$571.74	\$46.25	\$617.99	\$2,907.99
XCELL COMMUNICATIONS	2240	0.2286	\$3,700.00	\$317.89	\$425.65	\$76.09	\$35.00	\$854.63	\$0.00	\$854.63	\$4,554.63
JACKSON HEWITT	1400	0.1440	\$2,216.67	\$200.24	\$268.13	\$47.93	\$35.00	\$551.30	\$0.00	\$551.30	\$2,767.97
CONFIE INSURANCE	1400	0.1440	\$2,403.33	\$200.24	\$268.13	\$47.93	\$35.00	\$551.30	\$0.00	\$551.30	\$2,954.63
REGIONS ATM			\$1,591.35								\$1,591.35
BILLBOARD			\$0.00								\$0.00
MONTHLY TOTAL:	9725	0.9945	\$17,131.35	\$1,382.94	\$1,851.76	\$331.00	\$350.00	\$3,915.70	\$925.00	\$4,840.70	\$21,972.05
YEARLY TOTAL			\$205,576.20	\$16,595.22	\$22,221.11	\$3,972.03	\$4,200.00	\$46,988.36	\$11,100.00	\$58,088.36	\$263,664.56

2019 CAM EXPENSES	YEAR	\$/SF	MONTH
ELECTRICITY	\$1,320.00	0.14	\$110.00
WATER-IRRIGATION	\$420.00	0.04	\$35.00
ARTS PRO-CLEAN	\$2,400.00	0.25	\$200.00
CENTRAL AL LAWN SERV.	\$2,400.00	0.25	\$200.00
MANAGEMENT FEE	\$8,347.00	0.86	\$695.58
UNSCHEDULED MAINT.	\$1,800.00	0.19	\$150.00
TOTAL CAM	\$16,687	1.72	\$1,390.58

PROPERTY TAX **\$22,344.00** **2.30** **\$1,862.00**

PROPERTY INSURANCE **\$3,994.00** **0.41** **\$332.83**

TRASH REMOVAL **\$4,200.00** **0.43** **\$350.00**

TOTAL NNN **\$47,225.00** **4.86** **\$3,935.42**

WATER **\$11,100.00** **\$925.00**