

## No. 103 Ranelagh Village Appraisal

### REVENUE

Rental Area Summary	Units	Unit Amount	Gross MRV
Office	1,615	1	1,615
Storage	-	1	-
Restaurant	-	1	-
Totals			<u>1,615</u>

	ft2	Rate ft2	Gross MRV
Office	1,615	25.00	40,364
Storage	-	-	-
Restaurant	-	-	-
			<u>40,364</u>

Investment Valuation	Gross MRV	Yield	Gross Value	
Office	40,364	6.0%	672,728	
Storage	-	9.0%	-	
Restaurant	-	9.0%	-	
			<u>672,728</u>	<b>672,728</b>

Less rent free 18 months		-		
Less Purchasers Costs 4.42%		-	29,735	
		-	<u>29,735</u>	<u>29,735</u>

<b>NET REALISATION</b>				<b><u>642,993</u></b>
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