

MEDICAL INVESTMENT OFFERING



COIT AMERICA MEDICAL CENTER PLANO, TEXAS 75075

- 34,764 SF MEDICAL BUILDING LOCATED NEXT TO MEDICAL CENTER OF PLANO
 - 100% LEASED AS OF 1/01/2010
 - OFFERED AT \$7,865,100 ON A 7.75% CAP

SearchCommercial

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Coit America Medical Center
Operating Expenses/Income

	<u>2007</u>	<u>2008</u>
Janitorial	\$21,279.71	\$22,068.99
Repairs & Maintenance	\$12,885.05	\$14,766.02
Landscape	\$11,838.35	\$ 9,879.28
Utilities	\$28,934.08	\$24,029.60
Site Maintenance	\$2,883.67	\$ 3,164.28
Permits, fees & licenses	\$640.00	\$ 680.00
Insurance	\$10,545.70	\$10,545.70
Real Estate Tax	\$90,661.17	\$94,272.03
Operating Expenses	\$179,667.73	\$179,405.90
Leasable sq. ft	34,764 s ft.	34,764 s ft.
Cost per sq. ft.	\$5.17	\$5.16
Gross Income As Of 1/1/2010	\$788,948	
Estimated Operating Expenses	\$179,405	
Net Operating Income	\$609,543	