

Exhibit 5

10 Year Operating Proforma 2200 Ponderosa Plaza

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Bay 1	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 2	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 3	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 4	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Potential Rental Income	52,460.00	52,460.00	53,509.20	53,509.20	54,579.38	54,579.38	55,670.97	55,670.97	56,784.39	56,784.39
General Vacancy	(2,623.00)	(2,623.00)	(2,675.46)	(2,675.46)	(2,728.97)	(2,728.97)	(2,783.55)	(2,783.55)	(2,839.22)	(2,839.22)
Turnover Vacancy	0	0	0	0	(6,822.42)	0	0	0	0	(7,098.05)
Effective Rental Income	49,837.00	49,837.00	50,833.74	50,833.74	45,027.99	51,850.41	52,887.42	52,887.42	53,945.17	46,847.12
Property Taxes	(10,000.00)	(10,000.00)	(10,200.00)	(10,200.00)	(10,404.00)	(10,404.00)	(10,612.08)	(10,612.08)	(10,824.32)	(10,824.32)
Insurance	(5,500.00)	(5,500.00)	(5,610.00)	(5,610.00)	(5,722.20)	(5,722.20)	(5,836.64)	(5,836.64)	(5,953.38)	(5,953.38)
Maintenance/Water/ Groundskeeping	(7,200.00)	(7,200.00)	(7,344.00)	(7,344.00)	(7,490.88)	(7,490.88)	(7,640.70)	(7,640.70)	(7,793.51)	(7,793.51)
Electricity	(4,800.00)	(4,800.00)	(4,896.00)	(4,896.00)	(4,993.92)	(4,993.92)	(5,093.80)	(5,093.80)	(5,195.67)	(5,195.67)
Total Expenses	(27,500.00)	(27,500.00)	(28,050.00)	(28,050.00)	(28,611.00)	(28,611.00)	(29,183.22)	(29,183.22)	(29,766.88)	(29,766.88)
Net Operating Income	22,337.00	22,337.00	22,783.74	22,783.74	16,416.99	23,239.41	23,704.20	23,704.20	24,178.29	17,080.24
Bank Loan	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)
Leasing Commissions	(6,557.50)	0	0	-	(3,411.21)	0	0	0	0	(3,549.02)
Reversion	0	0	0	0	0	0	0	0	0	0
Cash Flow Before Tax	11,274.50	17,832.00	18,278.74	18,278.74	8,500.78	18,734.41	19,199.20	19,199.20	19,673.29	9,026.21

(27,500.00) Total Expenses charged back through rent for year

13.22 Additional for tripple net

12.00 Base Rent

\$ 25.22 Total Rent per sq ft

520 sq ft per unit

4 units

2080 Total sq ft

52,460.00 check

6,875.00 Additional for tripple net

6,240.00 Base Rent per unit

13,115.00 Total rent per unit/year

52,460.00 Total revenue for 4 units

85,000.00 Loan amount

0.06 APR

5,100.00

90,100.00

4,505.00