

Established / Dynamic Plumbing Business Including Land, Building, Business

- 5,871 sf Building of which 1,200 sf is Office Space
 - 3 year old Building
 - 10 Year old Business

Gross Scheduled Income: \$1,526,274.00

All Expenses (including payroll and benefits): \$1,286,000.00

Assumptions:

Down Payment Percent / Amount: 25% / \$400,000.00

Interest: 9%

Term years: 20 Years

Cash on Cash: 27.68%

Cap Rate: 15.02%

Net Operating Income: \$240,274.00

For more information contact:

PAUL BIELEC, CCIM

Phone: 208-665-5285

Fax: 208-262-4061

E-mail: pbielec@CCIM.net

OR

PAUL SCOTT

Phone: (208)661-6144

Fax: 208-765-9150

E-mail: pscott@coldwellbanker-idaho.com

\$1,600,000

