

Fleetwood Medical Center
 109 Fleetwood Drive, Easley, SC 29640

Rent Roll			
Tenant	Square Footage	Monthly Rent	Rent/SF
Cancer Center of the Carolinas	3,834	\$ 4,570	\$ 14.30
Dosher Physical Therapy	2,942	\$ 2,942	\$ 12.00
Pulmonary Critical Care	2,480	\$ 2,418	\$ 11.70
Vacant	3,000	\$ 3,750	\$ 15.00
Fleetwood Internal Medicine	5,695	\$ 5,951	\$ 12.54
Totals	17,951	\$ 19,631	

Proforma	
Gross Rents	\$ 235,572
10% Vacancy	\$ 23,557
Net Income	\$ 212,015
2007 Taxes	\$ 19,351
Insurance	\$ 4,800
Maintenance	\$ 2,520
Utilities	\$ 7,140
NOI	\$ 178,204
Asking Price	\$ 2,100,000
Cap Rate	8.49%

Rental History			
Tenant	Square Footage	Lease Start	Lease End
Cancer Centers of the Carolinas	3,834	9/1/2001	8/31/2008
Dosher Physical Therapy	2,942	5/1/2000	4/30/2009
Pulmonary Critical Care Assoc.	2,480	1/1/2006	4/1/2009
Fleetwood Internal Medicine*	5,695	1/1/2005	12/31/2007
Vacant	<u>3,000</u>		
Totals	17,951		

*Current Owner of the Building