

Property Valuation Report

Generated: January 22, 2026

Catoctin
Catoctin Circle
Asset Type: office Gross Area: 50,000 SF

Executive Summary

Net Operating Income	\$0
Implied Value	\$0
Unlevered IRR	0.0%
Equity Multiple	0.00x
Net Sale Proceeds	\$0

Income Statement

Gross Potential Rent	\$0
Less: Vacancy (5.00%)	(\$0)
Less: Credit Loss (1.00%)	(\$0)
Plus: Other Income	\$0
Effective Gross Income	\$0

Operating Expenses

Management Fee (3.00%)	\$0
Total Operating Expenses	\$0

Net Operating Income

Effective Gross Income	\$0
Less: Total Expenses	(\$0)
Net Operating Income (Year 1)	\$0

Valuation & Exit Analysis

Year 1 NOI	\$0
Exit Cap Rate	6.00%
Implied Value (NOI / Cap Rate)	\$0
Hold Period	3 years
Exit Year NOI	\$0
Reversion Value	\$0
Less: Sales Costs (2.00%)	(\$0)

Net Sale Proceeds	\$0
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Investment Returns

Initial Investment	\$0
Unlevered IRR	0.00%
Unlevered Equity Multiple	0.00x

Lease Expiration Schedule

Tenant	Area (SF)	Annual Rent	Lease End
BIG Tenant	45,000	\$0	2030-10-02

Annual Cash Flows

Year	NOI	Cap Costs	Debt Svc	CF Pre-Debt	CF Post-Debt
1	\$0	(\$0)	\$0	\$0	\$0
2	\$0	(\$0)	\$0	\$0	\$0
3	\$0	(\$0)	\$0	\$0	\$0

Monthly Cash Flows

Period	NOI	Cap Costs	Debt Svc	CF Pre-Debt	CF Post-Debt
Y1 M1	\$0	(\$0)	\$0	\$0	\$0
Y1 M2	\$0	(\$0)	\$0	\$0	\$0
Y1 M3	\$0	(\$0)	\$0	\$0	\$0
Y1 M4	\$0	(\$0)	\$0	\$0	\$0
Y1 M5	\$0	(\$0)	\$0	\$0	\$0
Y1 M6	\$0	(\$0)	\$0	\$0	\$0
Y1 M7	\$0	(\$0)	\$0	\$0	\$0
Y1 M8	\$0	(\$0)	\$0	\$0	\$0
Y1 M9	\$0	(\$0)	\$0	\$0	\$0
Y1 M10	\$0	(\$0)	\$0	\$0	\$0
Y1 M11	\$0	(\$0)	\$0	\$0	\$0
Y1 M12	\$0	(\$0)	\$0	\$0	\$0
Y2 M1	\$0	(\$0)	\$0	\$0	\$0
Y2 M2	\$0	(\$0)	\$0	\$0	\$0
Y2 M3	\$0	(\$0)	\$0	\$0	\$0
Y2 M4	\$0	(\$0)	\$0	\$0	\$0
Y2 M5	\$0	(\$0)	\$0	\$0	\$0
Y2 M6	\$0	(\$0)	\$0	\$0	\$0
Y2 M7	\$0	(\$0)	\$0	\$0	\$0
Y2 M8	\$0	(\$0)	\$0	\$0	\$0
Y2 M9	\$0	(\$0)	\$0	\$0	\$0
Y2 M10	\$0	(\$0)	\$0	\$0	\$0
Y2 M11	\$0	(\$0)	\$0	\$0	\$0
Y2 M12	\$0	(\$0)	\$0	\$0	\$0
Y3 M1	\$0	(\$0)	\$0	\$0	\$0
Y3 M2	\$0	(\$0)	\$0	\$0	\$0
Y3 M3	\$0	(\$0)	\$0	\$0	\$0
Y3 M4	\$0	(\$0)	\$0	\$0	\$0
Y3 M5	\$0	(\$0)	\$0	\$0	\$0
Y3 M6	\$0	(\$0)	\$0	\$0	\$0
Y3 M7	\$0	(\$0)	\$0	\$0	\$0
Y3 M8	\$0	(\$0)	\$0	\$0	\$0
Y3 M9	\$0	(\$0)	\$0	\$0	\$0
Y3 M10	\$0	(\$0)	\$0	\$0	\$0
Y3 M11	\$0	(\$0)	\$0	\$0	\$0
Y3 M12	\$0	(\$0)	\$0	\$0	\$0

Valuation Assumptions

Vacancy Rate	5.00%
Credit Loss Rate	1.00%
Management Fee Rate	3.00%
Exit Cap Rate	6.00%
Sales Costs Rate	2.00%
Hold Period	3 years

NOI Growth Rate

This analysis is for informational purposes only and does not constitute a certified appraisal or investment advice.

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