

Property Name \_\_\_\_\_  
 Location 119 San Pasquale  
 Type of Property Office/Resturant/Retail  
 Size of Property 4,929 (Sq. Ft./Units)  
 Purpose of analysis \_\_\_\_\_

Assessed/Appraised Values  
 Land 0 15%  
 Improvements (Class 1) 0 85%  
 Improvements (Class 8) \_\_\_\_\_  
 Improvements (Class 17) \_\_\_\_\_  
 Total 0 100%

Adjusted Basis as of: 8-Sep-25 \$1,020,000

## Annual Property Operating Data

Purchase Price 1,020,000  
 Plus Acquisition costs \_\_\_\_\_  
 Plus Loan Fees \_\_\_\_\_  
 Less Mortgages \_\_\_\_\_  
 Equals Initial Investment 1,020,000

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st			12		0	0
2nd			12		0	0

ALL FIGURES ARE ANNUAL			\$/SQ FT or \$/Unit	% of GOI	COMMENTS/FOOTNOTES	
1	<b>POTENTIAL RENTAL INCOME</b>		78,872	78,872	All Suites are leased	
2	Plus: Other Income (affected by vacancy)		19,731	19,731.00	NNN charges	
3	Less: Vacancy & Cr. Losses	(		of )		
4	<b>EFFECTIVE RENTAL INCOME</b>		98,603	98,603	Income for suites A&B& C are actuals, 2025	
5	Plus: Other Income (not affected by vacancy)					
6	<b>GROSS OPERATING INCOME</b>			98,603		
OPERATING EXPENSES:						
7	Real Estate Taxes		4,960			
8						
9	Property Insurance		9,303			
10	Off Site Management					
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance		2,326			
	Utilities:		5,463			
15	Bldg Improvements				\$5570 New AC not included in Expenses, Bac	
16						
17						
18						
19	Accounting and Legal		55			
20	Licenses/Permits					
21	Advertising					
22	Supplies					
23	Miscellaneous Contract Services:					
24						
25						
26						
27						
28						
29	<b>TOTAL OPERATING EXPENSES</b>			22,107		
30	<b>NET OPERATING INCOME</b>			76,496		
31	Less: Annual Debt Service					
32	Less: Funded Reserves					
33	Less: Leasing Commissions					
34	Less: Capital Additions					
35	<b>CASH FLOW BEFORE TAXES</b>			\$76,496	7.5% CAP Rate	

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Prepared by: \_\_\_\_\_ Prepared for: \_\_\_\_\_