

**E R Rancho Pacific**  
**Lakeview Plaza**  
**31,740 sq.ft. office/retail**  
**31760 Casino Dr, Lake Elsinore CA**

INCOME STATEMENT 2Q23 proforma

		MONTHLY	ANNUAL
VACANCY RATE		<b>2.00%</b>	
GROSS RENTAL INCOME	100.0%	64,595.24	775,142.88
LESS: VACANCY	-2.0%	(1,291.90)	(15,502.86)
LATE FEES, CHARGES	0.0%	-	-
OTHER INCOME (exp reimbursement)		350.00	4,200.00
<b>TOTAL INCOME</b>	<b>98.5%</b>	<b>63,653.34</b>	<b>763,840.02</b>
MANAGEMENT	4.0%	2,583.81	31,005.72
INSURANCE	0.7%	450.00	5,400.00
UTILITIES	2.3%	1,475.00	17,700.00
MAINTENANCE AND REPAIR	1.2%	750.00	9,000.00
LANDSCAPING/ PKG LOT MAINT.	1.3%	850.00	10,200.00
PEST CONTROL	0.3%	200.00	2,400.00
TRASH REMOVAL	0.9%	600.00	7,200.00
JANITORIAL	4.8%	3,100.00	37,200.00
PROPERTY TAXES* est w/church credit	3.9%	2,510.29	30,123.52
<b>EXPENSES</b>	<b>19.4%</b>	<b>12,519.10</b>	<b>150,229.24</b>
<b>CURRENT PROFIT / LOSS</b>	<b>79.2%</b>	<b>51,134.23</b>	<b>613,610.79</b>
DEBT SERVICE (INTEREST)		9,549.57	114,594.84
<b>CASH FLOW</b>		<b>41,584.66</b>	<b>499,015.95</b>
DEBT REDUCTION		9,254.14	111,049.63
OUT OF POCKET (GAIN/LOSS)		32,330.53	387,966.32
GRM			12.18
CAP RATE		<b>6.500%</b>	
PROJECT VALUATION		9,440,166	