



INTERACTIVE



VIDEO



SITE OVERVIEW



ASSET OVERVIEW



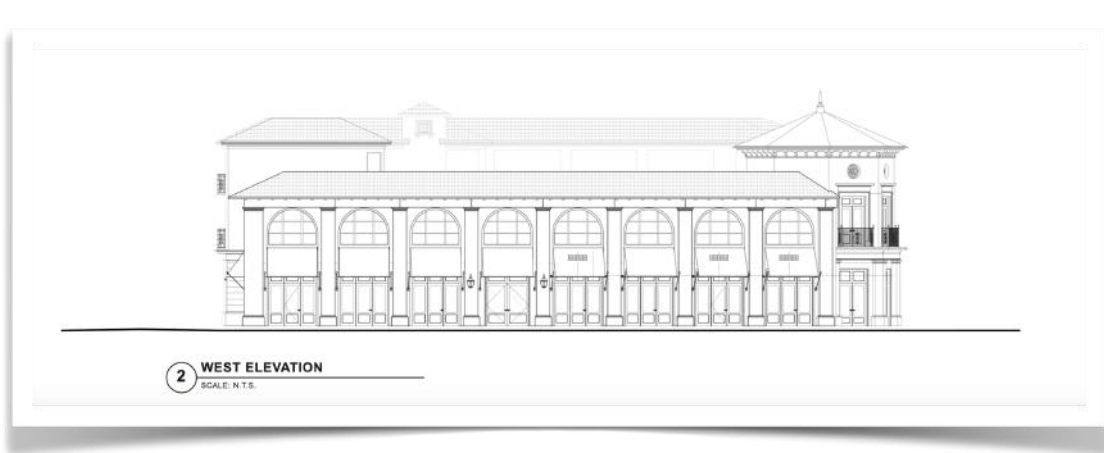
FINANCIAL OVERVIEW



AREA OVERVIEW



INSIDE LOOK



2 WEST ELEVATION
SCALE: N.T.S.



1 NORTH ELEVATION
SCALE: N.T.S.

2 SOUTH ELEVATION
SCALE: N.T.S.



OFFERING AT \$8,410,000

23500 PARK SORRENTO | CALABASAS | VENTURA COUNTY



EQXCRE | SALES



TENANTS

pressed.



be kind studios

PRIVATE OFFICE/RETAIL SUITE
Level 2

8 RESIDENTIAL UNITS
6 x 1 Bed/1 Bath
2 x 2 Bed/1 Bath



EQXCRE | SALES



P A R K S O R R E N O C A L A B A S A C

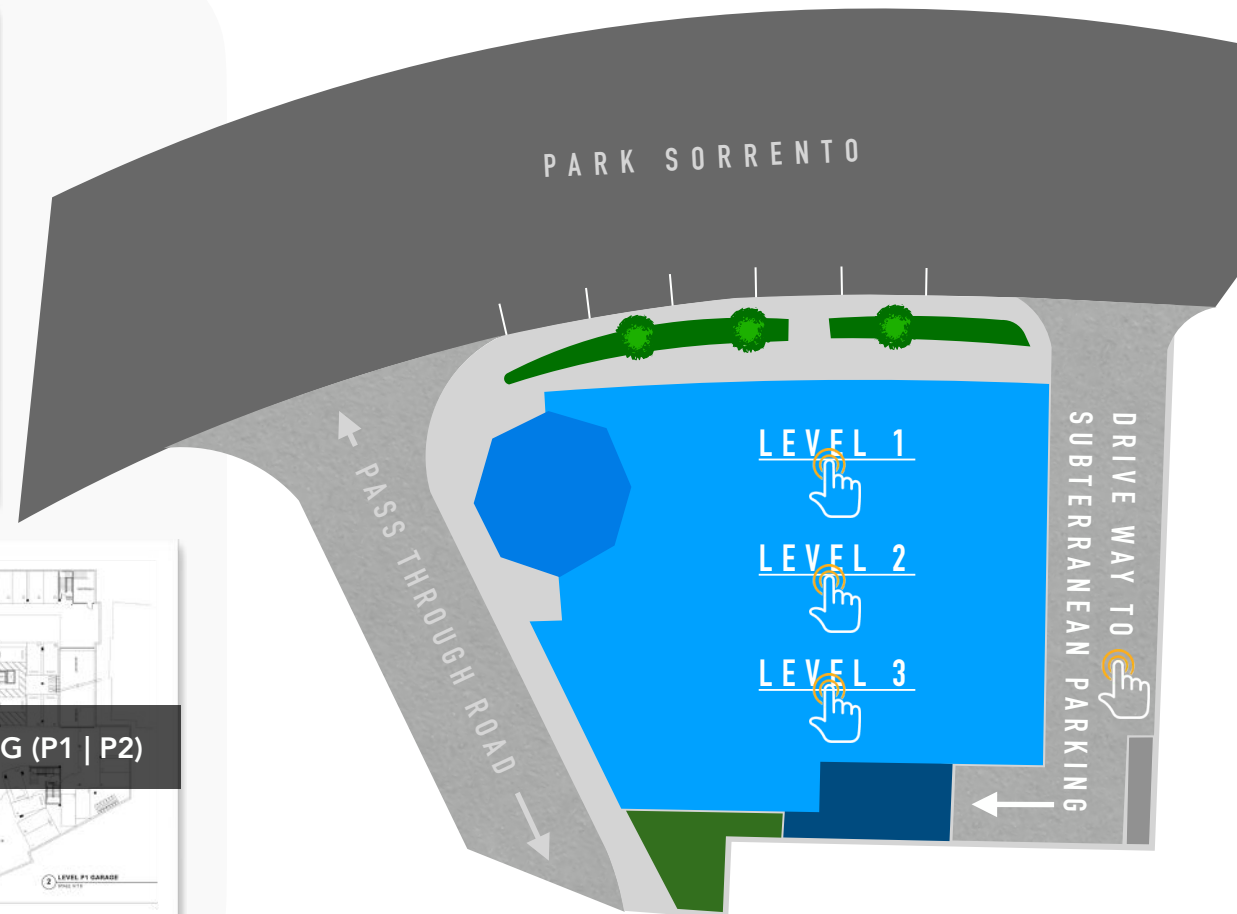
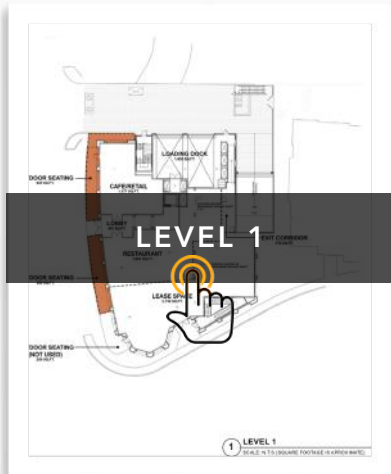


EQXCRE | SALES



SITE OVERVIEW

OFFERING PRICE \$8,410,000





SITE OVERVIEW

OFFERING PRICE \$8,410,000

LEVEL 1

TENANTS

pressed

M \$4.92/SQFT | \$1.46/SQFT NNN A \$59.12/SQFT | \$17.62/SQFT NNN

TOTAL: \$7,527.33 | \$90,327.96

WWW.PRESSED.COM



LEVEL 2

M \$6.19/SQFT | \$1.43/SQFT NNN A \$74.29/SQFT | \$17.17/SQFT NNN

TOTAL: \$15,113.97 | \$181,367.64

WWW.ORANGETWIST.COM

LEVEL 3

be kind *studios*

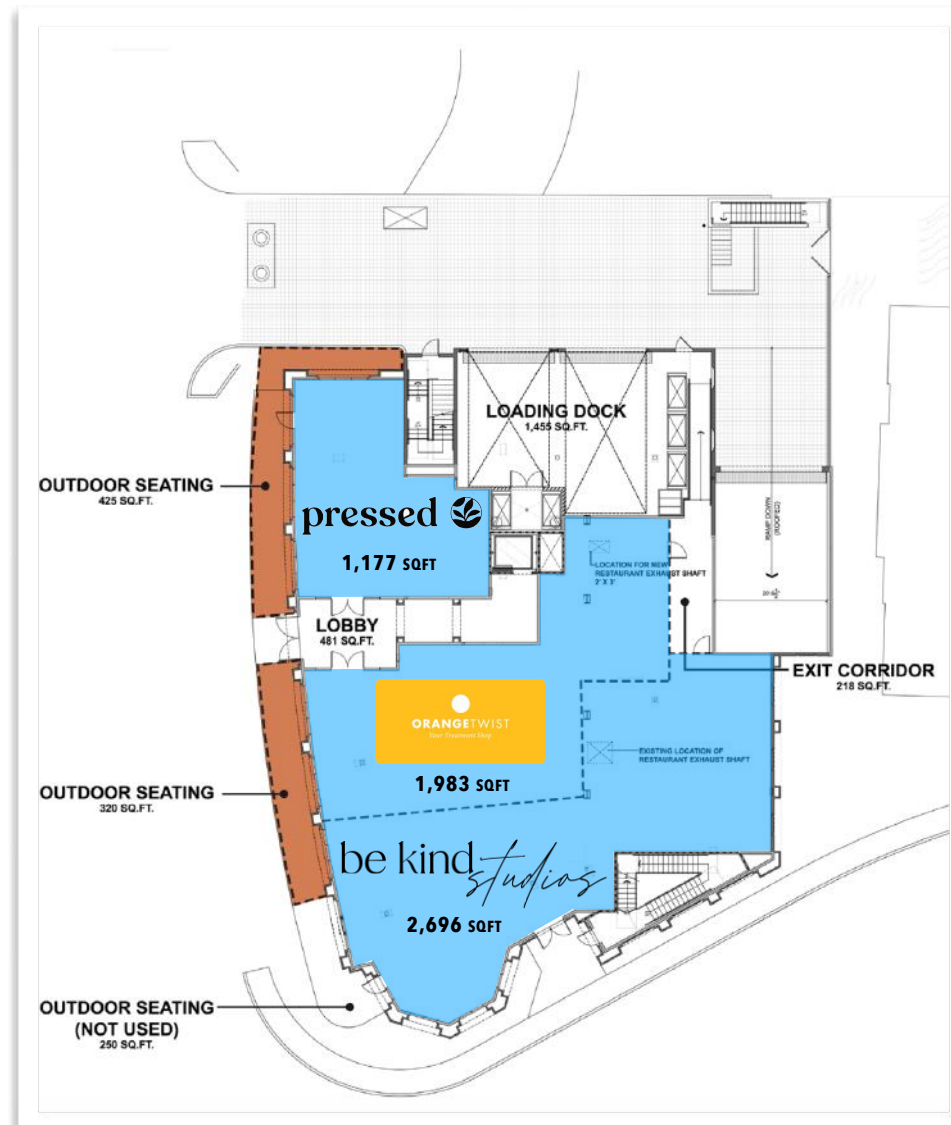
M \$3.56/SQFT | \$1.45/SQFT NNN A \$42.81/SQFT | \$17.41/SQFT NNN

TOTAL: \$13,530.00 | \$162,360.00

WWW.THEBEKINDSTUDIOS.COM

P1 & P2

SEE RENT ROLL



EQXCRE | SALES



SITE OVERVIEW

OFFERING PRICE \$8,410,000

LEVEL 1

TENANTS *

A21

2 BED / 1 BATH / 994 SQFT
M \$1,100.00 A \$13,200.00

A22

1 BED / 1 BATH / 692 SQFT
M \$1,021.00 A \$12,252.00

A23

1 BED / 1 BATH / 578 SQFT
M \$941.00 A \$11,292.00

A24

1 BED / 1 BATH / 994 SQFT
M \$916.65 A \$10,999.80

*LOW INCOME HOUSING UNITS

Low-income housing must be in place for a total of 30 years starting from the date of completion, 2017 (to be verified). The maximum rent increase is 10% w/ city approval. Next increase is expected to be on Feb 1, 2023.

A4

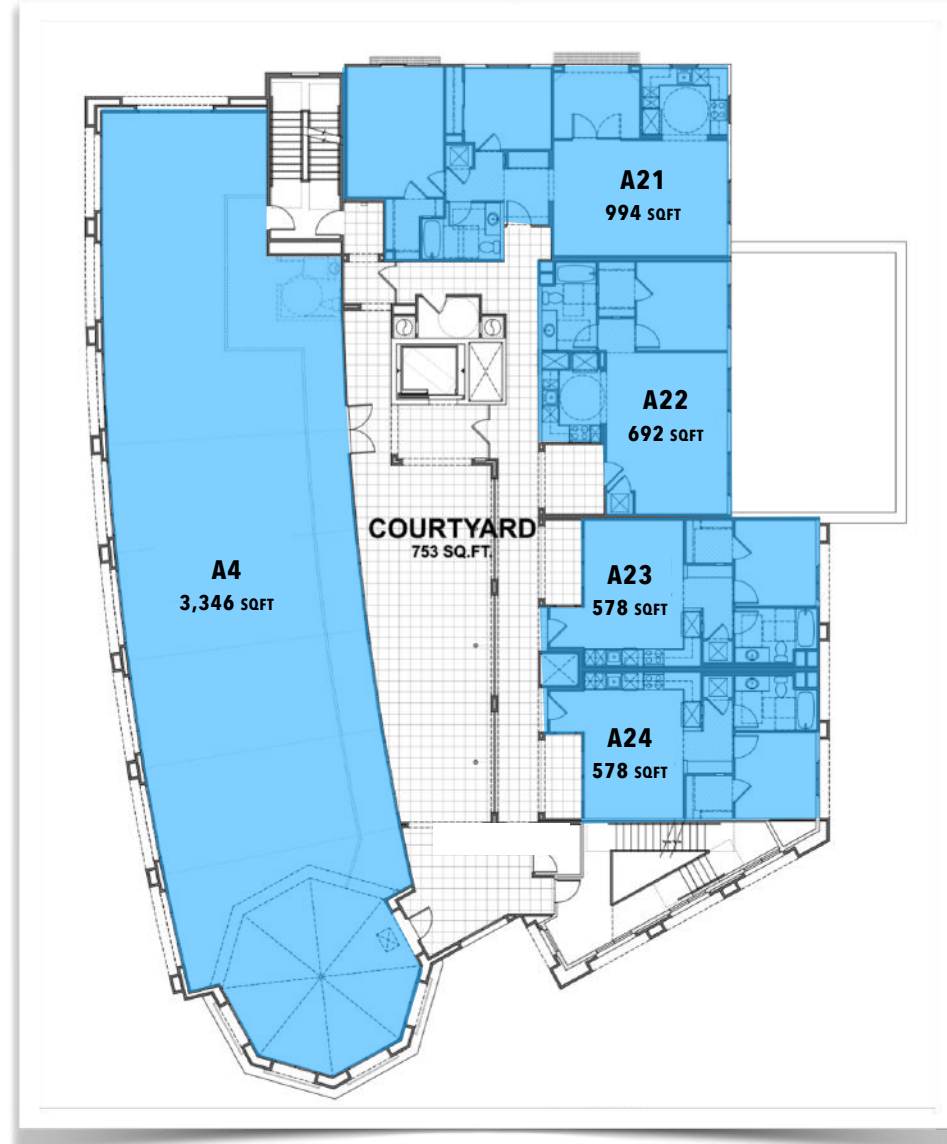
M \$3.56/SQFT A \$42.81/SQFT
TOTAL: \$11,004.29 | \$132,051.48

[SEE RENT ROLL](#)

LEVEL 2

LEVEL 3

P1 & P2



EQXCRE | SALES



SITE OVERVIEW

OFFERING PRICE \$8,410,000

LEVEL 1

TENANTS *

A31

2 BED / 1 BATH / 994 SQFT
M \$1,058.00 A \$12,696.00

A32

1 BED / 1 BATH / 692 SQFT
M \$0.00 A \$0.00 (Vacant)

A33

1 BED / 1 BATH / 578 SQFT
M \$873.00 A \$10,476.00

A34

1 BED / 1 BATH / 994 SQFT
M \$941.00 A \$11,292.00

*LOW INCOME HOUSING UNITS

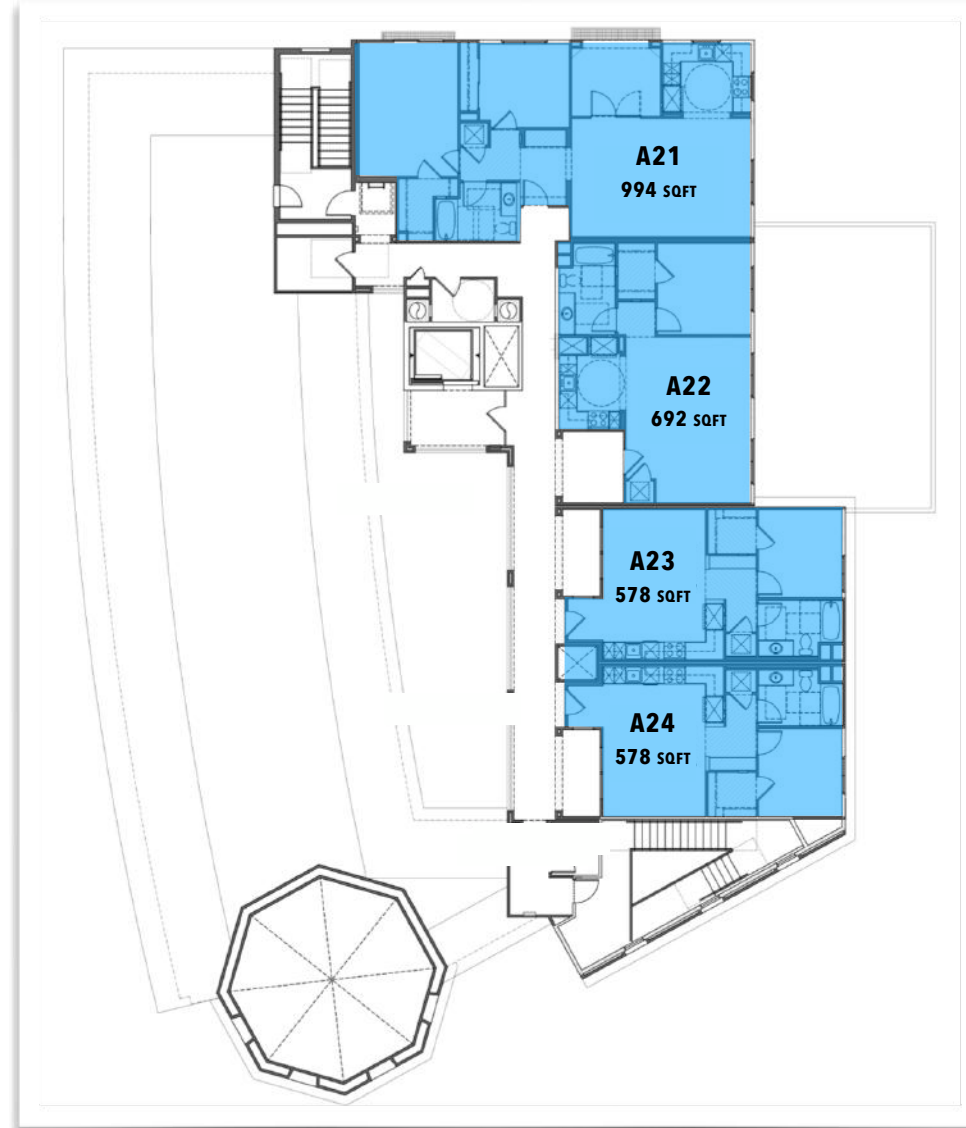
Low-income housing must be in place for a total of 30 years starting from the date of completion, 2017 (to be verified). The maximum rent increase is 10% w/ city approval. Next increase is expected to be on Feb 1, 2023.

[SEE RENT ROLL](#)

LEVEL 2

LEVEL 3

P1 & P2



EQXCRE | SALES



SITE OVERVIEW

OFFERING PRICE \$8,410,000

LEVEL 1

LEVEL 2

LEVEL 3

P1 & P2

TENANTS

SPACE RENTAL
M \$560.00 A \$6,720.00

[SEE RENT ROLL](#)





ASSET OVERVIEW

OFFERING PRICE \$8,410,000

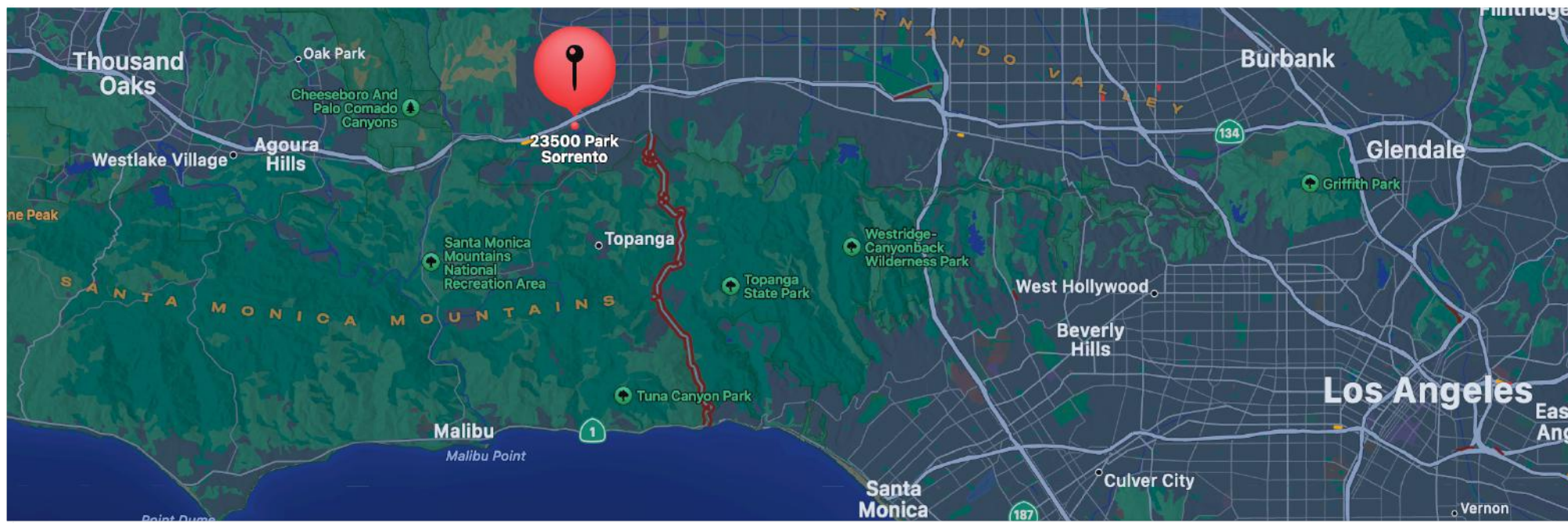
Equinox CRE is pleased to offer for sale, 23500 Park Sorrento, an architecturally pleasing mixed use building with a retail and residential tenant mix. Park Sorrento consists of 4 retail spaces and 8 residential units. The building is at the entrance of the Calabasas Avanti luxury apartment community. With subterranean parking composed of 86 parking spaces and +/- 6 street parking spaces, retail tenant use carries wide range of possibilities. 23500 Park Sorrento totals approximate RBA of 14,886 soft and total lot size of 20,473 soft. A high and consistent rent producing building, it can be a stable asset to add to your portfolio. The property features an 3 unique ground floor retail concepts, driving significant traffic to the area: Pressed Juicery, Orange Twist, and Be Kind Studio. The residential units are in a high demand rental market against a luxury apartment community adjacent to the HWY 101 between Los Angeles and Ventura County.

PROPERTY DETAILS

| | |
|------------------------------|---------------------------------|
| OPERATING INCOME (YEAR 2023) | \$301,774.22* |
| OPERATING INCOME (YEAR 2024) | \$314,467.40* |
| OPERATING INCOME (2025) | \$317,164.34* |
| OCCUPANCY | 100% Retail 87.5% Residential |
| TOTAL BUILDING AREA | 14,866 SQFT |
| TOTAL LAND AREA | 20,473 SQFT .47 AC |
| PARKING | 86 + 6 frontage/street spaces |
| ZONING | CMU |

*Requires current property tax rate verification

PROPERTY DETAILS CONTINUED...



EQXCRE | SALES



ASSET OVERVIEW

OFFERING PRICE \$8,410,000

PROPERTY DETAILS CONTINUED

LOCATION

23500 Park Sorrento
Calabasas, CA 91302

SITE

23500 Park Sorrento is located on the NW corner of Park Sorrento, just south of Calabasas Rd, between Park Granada and Park Marisol in the city of Calabasas.

BUILDING AREA

The subject property has an RBA of 14,886 sqft (Land area of 20,473 sqft) consisting of 4 retail units with an approximate GLA of 9,202 sqft, not including 8 affordable housing units, and 2 subterranean parking levels.

FRONTAGE AND ACCESS

This site benefits from approximately 57 linear feet of frontage along Park Sorrento. Access points include street access and a driveway entrance from Park Sorrento.

PARKING

23500 Park Sorrento has 86 direct subterranean parking spaces with approximately 6 street side parking spaces along the frontage of the property. Buyer must contact City of Calabasas Planning Division for current parking ratio: (818) 224-1600 | www.cityofcalabasas.com

LAND AREA

The listing consists of 9 parcels:
APN: 2068-005-029 (Retail Units)
APN: 2068-005-030 (UNIT A21)
APN: 2068-005-031 (UNIT A22)
APN: 2068-005-032 (UNIT A23)
APN: 2068-005-033 (UNIT A24)
APN: 2068-005-034 (UNIT A31)
APN: 2068-005-035 (UNIT A32)
APN: 2068-005-036 (UNIT A33)
APN: 2068-005-037 (UNIT A34)

TRAFFIC COUNTS

| | |
|--------------------------------|-------------|
| Calabasas Rd/El Canon Ave NE | 24,981 CPD |
| Commons Way/Calabasas Rd NW | 11,672 CPD |
| Ventura FWY/Valley Cir Blvd NE | 180,331 CPD |
| Park Granada/Park Sorrento S | 11,545 CPD |

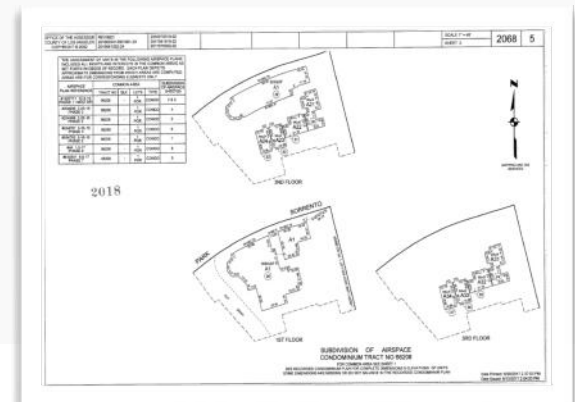
BUILT

23500 Park Sorrento was built in 2017.

ZONING

Zoning is CMU (Commercial Mixed Use). Contact City of Calabasas to confirm zoning. Find zoning code and City of Calabasas contact information here: <https://www.cityofcalabasas.com/government/community-development/planning-division>

PARCEL MAP (Request Prelim Title Report)



EQXCRE | SALES



FINANCIAL OVERVIEW

OFFERING PRICE \$8,410,000

RENT ROLL

PROFIT & LOSS

PROFORMA

| PROPERTY NAME | LAKWOOD LANDING |
|------------------|-------------------------------|
| NUMBER OF UNITS | 12 |
| OFFERING PRICE | \$8,410,000 |
| PRICE/UNIT | \$700,833 |
| RBA SQFT | 14,866 |
| PRICE/SQFT | 564.96 |
| ZONING | CMU |
| LAND AREA SQFT | 20,473 |
| CLASS | A 4 STAR RETAIL/MXD USE RES |



| INCOME | 2023 | P/UNIT | 2025 PROJECTION | P/UNIT |
|-------------------------------|------------------|-----------------|------------------|-----------------|
| GROSS SCHEDULED RENTS | \$482,395 | \$40,200 | \$508,187 | \$42,349 |
| PHYSICAL VACANCY | \$0 | \$0 | \$0 | \$0 |
| CONCESSIONS | \$0 | \$0 | \$0 | \$0 |
| TOTAL RENTAL INCOME | \$482,395 | \$40,200 | \$508,187 | \$42,349 |
| REIMBURSEMENT | \$101,736 | | \$101,736 | |
| OTHER INCOME | \$0 | \$0 | \$0 | \$0 |
| EFFECTIVE GROSS INCOME | \$584,131 | \$48,678 | \$609,923 | \$50,827 |



EQXCRE | SALES



FINANCIAL OVERVIEW

OFFERING PRICE \$8,410,000

RENT ROLL

PROFIT & LOSS

PROFORMA

RENT ROLL: SUMMARY | RENTAL RATE OVERVIEW | LEASE TERM OVERVIEW

| UNIT | MOVE IN DATE | TENANT | BASE RENT | NNN | UNIT SIZE | ANNUAL ESCALATION | OPTIONS |
|---------|--------------|-----------------|-------------|------------|-----------|-------------------|------------|
| A1 | 5/1/22 | BE KIND STUDIOS | \$9,618.00 | \$3,912.00 | 2,696 | CPI | 1x60 month |
| A2 | 11/1/21 | ORANGE TWIST | \$12,276.32 | \$2,837.65 | 2,983 | 3% | 2x60 month |
| A3 | 11/13/21 | PRESSED JUICERY | \$5,798.97 | \$1,728.36 | 2,277 | 3% | 2x60 month |
| A4 | 10/1/21 | ABACUS WEALTH | \$11,004.29 | GROSS | 3346 | 3% | 1x60 month |
| A21 | 12/29/20 | RESIDENTIAL | \$1,100.00 | N/A | 994 | | |
| A22 | 4/1/21 | RESIDENTIAL | \$1,021.00 | N/A | 692 | | |
| A23 | 9/15/19 | RESIDENTIAL | \$941.00 | N/A | 578 | | |
| A24 | 4/1/20 | RESIDENTIAL | \$916.65 | N/A | 578 | | |
| A31 | 1/1/20 | RESIDENTIAL | \$1,058.00 | N/A | 994 | | |
| A32 | VACANT | RESIDENTIAL | \$0.00 | N/A | 692 | | |
| A33 | 3/31/20 | RESIDENTIAL | \$873.00 | N/A | 578 | | |
| A34 | 2/14/20 | RESIDENTIAL | \$941.00 | N/A | 578 | | |
| PARKING | 12/1/19 | RESIDENTIAL | \$560.00 | N/A | OPEN | | |



EQXCRE | SALES



FINANCIAL OVERVIEW

OFFERING PRICE \$8,410,000

RENT ROLL

PROFIT & LOSS

PROFORMA

RENT ROLL: SUMMARY | RENTAL RATE OVERVIEW | LEASE TERM OVERVIEW

| UNIT | SIZE SQFT | CURRENT RATE | | MARKET RATE | | NNN* | | ADJUSTMENT DATE |
|---------|-------------|--------------|-------------|-------------|-------------|--------|------------|-----------------|
| A1 | 2,696 | \$3.57 | \$9,618.00 | \$3.95 | \$10,649.20 | \$1.45 | \$3,912.00 | 4/30/27 |
| A2 | 1,983 | \$6.19 | \$12,276.32 | \$6.25 | \$12,393.75 | \$1.43 | \$2,837.65 | 4/30/27 |
| A3 | 1,177 | \$4.93 | \$5,798.97 | \$5.00 | \$5,885.00 | \$1.47 | \$1,728.36 | 5/16/26 |
| A4 | 3346 | \$3.29 | \$11,004.29 | \$3.50 | \$11,711.00 | GROSS | GROSS | 1/31/27 |
| A21 | 994 | \$1.11 | \$1,100.00 | \$2.55 | \$2,534.70 | N/A | N/A | 2/1/23 |
| A22 | 692 | \$1.48 | \$1,021.00 | \$2.65 | \$1,833.80 | N/A | N/A | 2/1/23 |
| A23 | 578 | \$1.63 | \$941.00 | \$2.65 | \$1,531.70 | N/A | N/A | 2/1/23 |
| A24 | 578 | \$1.59 | \$916.65 | \$2.65 | \$1,531.70 | N/A | N/A | 2/1/23 |
| A31 | 994 | \$1.06 | \$1,058.00 | \$2.55 | \$2,534.70 | N/A | N/A | 2/1/23 |
| A32 | 692 | \$0.00 | \$0.00 | \$2.65 | \$1,833.80 | N/A | N/A | 2/1/23 |
| A33 | 578 | \$1.51 | \$873.00 | \$2.65 | \$1,531.70 | N/A | N/A | 2/1/23 |
| A34 | 578 | \$1.63 | \$941.00 | \$2.65 | \$1,531.70 | N/A | N/A | 2/1/23 |
| PARKING | OPEN | N/A | \$560.00 | N/A | N/A | N/A | N/A | N/A |

| TOTALS | MONTHLY | | |
|--------|--------------|--------------|--------------|
| | \$46,108.23 | \$55,502.75 | \$8,478.01 |
| TOTALS | ANNUALLY | | |
| | \$553,298.76 | \$666,033.00 | \$101,736.12 |

*NNN REFLECTS CURRENT REIMBURSEMENT RATE



EQXCRE | SALES



FINANCIAL OVERVIEW

OFFERING PRICE \$8,410,000

RENT ROLL

PROFIT & LOSS

PROFORMA

RENT ROLL: SUMMARY | RENTAL RATE OVERVIEW | LEASE TERM OVERVIEW

| UNIT | INITIAL TERM | OPTION TERM(S) | MOVE-IN DATE | EXP DATE | OPTION EXP | TOTAL MONTHS TERM + OPTION | TOTAL MONTHS INTO TENANCY | MONTHS REMAINING ON INITIAL TERM | TOTAL MONTHS REMAINING | RENEWAL DATE | | | | | |
|---------|--------------|----------------|--------------|----------------|------------|----------------------------------|---------------------------|----------------------------------|------------------------|--------------|-----------------------------|--|--|--|----------|
| A1 | 60 | 60 | 5/1/22 | 4/30/27 | 1/9/24 | 120 | 9 | 51 | 111 | 1/9/24 | | | | | |
| A2 | 60 | 120 | 11/1/21 | 4/30/27 | 1/27/25 | 180 | 15 | 45 | 165 | 1/27/25 | | | | | |
| A3 | 60 | 120 | 11/13/21 | <u>5/16/26</u> | 3/8/25 | 180 | 15 | 45 | 165 | 3/8/25 | | | | | |
| A4 | 60 | 60 | 10/1/21 | 1/31/27 | 9/30/24 | 120 | 16 | 44 | 104 | 9/30/24 | | | | | |
| A21 | 12 | N/A | 12/29/20 | 11/30/23 | 11/30/23 | AFFORDABLE HOUSING RESIDENTIAL | | | | 11/30/23 | | | | | |
| A22 | 12 | | 4/1/21 | 3/31/23 | 3/31/23 | | | | | 3/31/23 | | | | | |
| A23 | 12 | | 9/15/19 | 9/14/23 | 9/14/23 | | | | | 9/14/23 | | | | | |
| A24 | 12 | | 4/1/20 | 3/31/23 | 3/31/23 | | | | | 3/31/23 | | | | | |
| A31 | 12 | | 1/1/20 | 12/31/23 | 12/31/23 | | | | | 12/31/23 | | | | | |
| A32 | 12 | | VACANT | VACANT | VACANT | | | | | VACANT | | | | | |
| A33 | 12 | | 3/31/20 | 3/31/23 | 3/31/23 | | | | | 3/31/23 | | | | | |
| A34 | 12 | | 2/14/20 | 2/14/23 | 2/14/23 | | | | | 2/14/23 | | | | | |
| PARKING | 12 | | 12 | 12/1/19 | 11/20/23 | | | | | 11/20/23 | ONGOING/RENEWABLE AGREEMENT | | | | 11/20/23 |



EQXCRE | SALES



FINANCIAL OVERVIEW

OFFERING PRICE \$8,410,000

RENT ROLL

PROFIT & LOSS

PROFORMA

PROFIT & LOSS

EXCLUSIONS

The interest expense line item is excluded from P&L's.

Interest rate expense is eliminated as it will be determined by purchase and financing secured by the Buyer.

CAPRATE ASSUMPTIONS

The cap rate calculations indicated below reflect offering price and 2023, 2024 and 2025 rent expectations/expenses, respectively, considering 1) annual escalations and 2) renewal to market rates upon lease expiration.

| 2023 | 2024 | 2025 |
|-------|-------|-------|
| 3.62% | 3.74% | 3.84% |



JUMP TO PRO-FORMA

2021

| | |
|-----------------------------------|---------------------|
| NET OPERATING INCOME* | \$264,377.55 |
| NET OPERATING INCOME AS PRESENTED | \$38,251.22 |
| OPERATING INCOME | \$540,560.76 |
| EXPENSES | \$276,183.21 |
| EXPENSES AS PRESENTED | \$502,309.54 |

*Calculated with exclusion of non-transferable costs

| | |
|-------------------------|---------------------|
| OPERATING INCOME | \$540,560.76 |
| Rental Income | \$540,560.76 |

| | |
|--------------------------------|---------------------|
| EXPENSES | \$502,309.54 |
| Insurance | \$14,742.00 |
| Interest | \$198,646.69 |
| Repairs & Maintenance | \$31,669.64 |
| Landscaping and Groundskeeping | \$3,190.00 |
| Cleaning & Janitorial | \$1,000.00 |
| Elevator | \$10,110.60 |
| HVAC | \$0.00 |
| Other | \$17,369.04 |
| SG&A | \$800.00 |
| Licences and Permits | \$800.00 |
| Supplies | \$7,411.41 |
| Rent Ready | \$420.00 |
| Other Supplies | \$6,991.41 |
| Taxes | \$132,264.76 |
| Property Tax | \$132,071.00 |
| Sales Tax | \$193.76 |
| Utilities | \$115,066.49 |
| Electric | \$11,826.96 |
| Internet | \$72.98 |
| Telephone | \$9,067.52 |
| Trash | \$1,932.80 |
| Water | \$91,696.23 |
| Other | \$470.00 |
| Wages | \$1,708.55 |

*This color represents none transferable expenses

2022

UPDATE COMING SOON



EQXCRE | SALES



FINANCIAL OVERVIEW

OFFERING PRICE \$8,410,000

PROFORMA: INCOME PROJECTION | P & L 2023-2025

RENT ROLL

PROFIT & LOSS

PROFORMA

| CAPRATE BASED ON OFFERING PRICE | | UNITS | ANNUAL GROSS REVENUE | YOY INCREASE | TOTAL YEAR START RATE | TOTAL NEW RATE | # OF MONTHS | YEAR START RENTS MONTHLY | # OF MONTHS | NEW RENT MONTHLY | ESCALATION % | RENT ESCALATION MONTHLY |
|------------------------------------|-----------------------|---------|-------------------------|--------------|----------------------------|------------------|-------------|-------------------------------|-------------|-----------------------|--------------|------------------------------|
| 2023 | | | | | | | | | | | | |
| TOTAL ANNUAL BASE RENT | EXPENSES \$279,356.64 | A1 | \$116,954.88 | \$0.00 | \$38,472.00 | \$78,482.88 | 4 | \$9,618.00 | 8 | \$9,810.36 | 2% | \$192.36 |
| \$482,394.74 | NOI \$304,774.22 | A2 | \$148,052.42 | \$0.00 | \$122,763.20 | \$25,289.22 | 10 | \$12,276.32 | 2 | \$12,644.61 | 3% | \$368.29 |
| ANNUAL GROSS W/ REIMBURSEMENTS | 3.62% | A3 | \$69,935.58 | \$0.00 | \$57,989.70 | \$11,945.88 | 10 | \$5,798.97 | 2 | \$5,972.94 | 3% | \$173.97 |
| \$584,130.86 | | A4 | \$133,041.87 | \$0.00 | \$99,038.61 | \$34,003.26 | 9 | \$11,004.29 | 3 | \$11,334.42 | 3% | \$330.13 |
| | | A21 | \$14,410.00 | \$0.00 | \$1,100.00 | \$13,310.00 | 1 | \$1,100.00 | 11 | \$1,210.00 | 10% | \$110.00 |
| | | A22 | \$13,375.10 | \$0.00 | \$1,021.00 | \$12,354.10 | 1 | \$1,021.00 | 11 | \$1,123.10 | 10% | \$102.10 |
| | | A23 | \$12,327.10 | \$0.00 | \$941.00 | \$11,386.10 | 1 | \$941.00 | 11 | \$1,035.10 | 10% | \$94.10 |
| | | A24 | \$12,008.12 | \$0.00 | \$916.65 | \$11,091.47 | 1 | \$916.65 | 11 | \$1,008.32 | 10% | \$91.67 |
| | | A31 | \$13,859.80 | \$0.00 | \$1,058.00 | \$12,801.80 | 1 | \$1,058.00 | 11 | \$1,163.80 | 10% | \$105.80 |
| | | A32 | \$12,100.00 | \$0.00 | \$0.00 | \$12,100.00 | 1 | \$0.00 | 11 | \$1,100.00 | 0% | \$0.00 |
| | | A33 | \$11,436.30 | \$0.00 | \$873.00 | \$10,563.30 | 1 | \$873.00 | 11 | \$960.30 | 10% | \$87.30 |
| | | A34 | \$12,327.10 | \$0.00 | \$941.00 | \$11,386.10 | 1 | \$941.00 | 11 | \$1,035.10 | 10% | \$94.10 |
| | | PARKING | \$6,720.00 | \$0.00 | \$6,720.00 | \$0.00 | 12 | \$560.00 | 0 | \$560.00 | 0% | \$0.00 |
| 2024 | | | | | | | | | | | | |
| TOTAL ANNUAL BASE RENT | EXPENSES \$283,308.95 | A1 | \$119,293.98 | \$2,339.10 | \$39,241.44 | \$80,052.54 | 4 | \$9,810.36 | 8 | \$10,006.57 | 2% | \$196.21 |
| \$496,040.24 | NOI \$314,467.40 | A2 | \$152,493.99 | \$4,441.57 | \$126,446.10 | \$26,047.90 | 10 | \$12,644.61 | 2 | \$13,023.95 | 3% | \$379.34 |
| ANNUAL GROSS W/ REIMBURSEMENTS | 3.74% | A3 | \$72,033.65 | \$2,098.07 | \$59,729.39 | \$12,304.25 | 10 | \$5,972.94 | 2 | \$6,152.13 | 3% | \$179.19 |
| \$597,776.36 | | A4 | \$137,033.12 | \$3,991.26 | \$102,009.77 | \$35,023.35 | 9 | \$11,334.42 | 3 | \$11,674.45 | 3% | \$340.03 |
| | | A21 | \$15,185.50 | \$775.50 | \$1,210.00 | \$13,975.50 | 1 | \$1,210.00 | 11 | \$1,270.50 | 5% | \$60.50 |
| | | A22 | \$14,094.91 | \$719.81 | \$1,123.10 | \$12,971.81 | 1 | \$1,123.10 | 11 | \$1,179.26 | 5% | \$56.16 |
| | | A23 | \$12,990.51 | \$663.41 | \$1,035.10 | \$11,955.41 | 1 | \$1,035.10 | 11 | \$1,086.86 | 5% | \$51.76 |
| | | A24 | \$12,654.35 | \$646.24 | \$1,008.32 | \$11,646.04 | 1 | \$1,008.32 | 11 | \$1,058.73 | 5% | \$50.42 |
| | | A31 | \$14,605.69 | \$745.89 | \$1,163.80 | \$13,441.89 | 1 | \$1,163.80 | 11 | \$1,221.99 | 5% | \$58.19 |
| | | A32 | \$13,805.00 | \$1,705.00 | \$1,100.00 | \$12,705.00 | 1 | \$1,100.00 | 11 | \$1,155.00 | 5% | \$55.00 |
| | | A33 | \$12,051.77 | \$615.47 | \$960.30 | \$11,091.47 | 1 | \$960.30 | 11 | \$1,008.32 | 5% | \$48.02 |
| | | A34 | \$12,990.51 | \$663.41 | \$1,035.10 | \$11,955.41 | 1 | \$1,035.10 | 11 | \$1,086.86 | 5% | \$51.76 |
| | | PARKING | \$6,720.00 | \$0.00 | \$6,720.00 | \$0.00 | 12 | \$560.00 | 0 | \$560.00 | 0% | \$0.00 |

* COLOR REFLECTS RATE MAX RATE ADJUSTMENT ALLOWABLE POST VMORATORIUM FIRST ALLOWABLE 2/1/23. REQUIRES CITY APPROVAL, AFFORDABLE HOUSING.



EQXCRE | SALES



FINANCIAL OVERVIEW

OFFERING PRICE \$8,410,000

PROFORMA: INCOME PROJECTION | P & L 2023 - 2025

RENT ROLL

PROFIT & LOSS

PROFORMA

| | | 2025 | | | | | | | | | | | |
|--------------------------------|-----------------------|---------|--------------|------------|--------------|--------------|----|-------------|----|-------------|----|----------|--|
| TOTAL ANNUAL BASE RENT | EXPENSES \$287,379.83 | A1 | \$121,679.86 | \$2,385.88 | \$40,026.27 | \$81,653.59 | 4 | \$10,006.57 | 8 | \$10,206.70 | 2% | \$200.13 | |
| \$508,186.58 | NOI \$322,542.86 | A2 | \$157,068.81 | \$4,574.82 | \$130,239.48 | \$26,829.33 | 10 | \$13,023.95 | 2 | \$13,414.67 | 3% | \$390.72 | |
| ANNUAL GROSS W/ REIMBURSEMENTS | 3.84% | A3 | \$72,349.02 | \$315.37 | \$123,042.55 | -\$50,693.53 | 20 | \$6,152.13 | -8 | \$6,336.69 | 3% | \$184.56 | |
| \$609,922.70 | | A4 | \$141,144.12 | \$4,110.99 | \$105,070.06 | \$36,074.05 | 9 | \$11,674.45 | 3 | \$12,024.68 | 3% | \$350.23 | |
| | | A21 | \$15,944.78 | \$759.28 | \$1,270.50 | \$14,674.28 | 1 | \$1,270.50 | 11 | \$1,334.03 | 5% | \$63.53 | |
| | | A22 | \$14,799.65 | \$704.75 | \$1,179.26 | \$13,620.40 | 1 | \$1,179.26 | 11 | \$1,238.22 | 5% | \$58.96 | |
| | | A23 | \$13,640.03 | \$649.53 | \$1,086.86 | \$12,553.18 | 1 | \$1,086.86 | 11 | \$1,141.20 | 5% | \$54.34 | |
| | | A24 | \$13,287.07 | \$632.72 | \$1,058.73 | \$12,228.34 | 1 | \$1,058.73 | 11 | \$1,111.67 | 5% | \$52.94 | |
| | | A31 | \$15,335.97 | \$730.28 | \$1,221.99 | \$14,113.98 | 1 | \$1,221.99 | 11 | \$1,283.09 | 5% | \$61.10 | |
| | | A32 | \$14,495.25 | \$690.25 | \$1,155.00 | \$13,340.25 | 1 | \$1,155.00 | 11 | \$1,212.75 | 5% | \$57.75 | |
| | | A33 | \$12,654.35 | \$602.59 | \$1,008.32 | \$11,646.04 | 1 | \$1,008.32 | 11 | \$1,058.73 | 5% | \$50.42 | |
| | | A34 | \$13,640.03 | \$649.53 | \$1,086.86 | \$12,553.18 | 1 | \$1,086.86 | 11 | \$1,141.20 | 5% | \$54.34 | |
| | | PARKING | \$6,720.00 | \$0.00 | \$6,720.00 | \$0.00 | 12 | \$560.00 | 0 | \$560.00 | 0% | \$0.00 | |



EQXCRE | SALES



FINANCIAL OVERVIEW

OFFERING PRICE \$8,410,000

PROFORMA: INCOME PROJECTION | P&L 2023-2025

RENT ROLL

PROFIT & LOSS

PROFORMA

| | |
|---------------------------------------|---------------------|
| PROJECTED NET OPERATING INCOME | \$304,774.22 |
| CAP RATE @ ASKING | 3.62% |
| OPERATING INCOME | \$584,130.86 |
| EXPENSES | \$279,356.64 |

| | |
|---------------------------------------|---------------------|
| PROJECTED NET OPERATING INCOME | \$314,467.40 |
| CAP RATE @ ASKING | 3.74% |
| OPERATING INCOME | \$597,776.36 |
| EXPENSES | \$283,308.95 |

| | |
|---------------------------------------|---------------------|
| PROJECTED NET OPERATING INCOME | \$322,542.86 |
| CAP RATE @ ASKING | 3.84% |
| OPERATING INCOME | \$609,922.70 |
| EXPENSES | \$287,379.83 |

| | |
|-------------------------|---------------------|
| OPERATING INCOME | \$584,130.86 |
| Rental Income | \$482,394.74 |
| Reimbursements | \$101,736.12 |

| | |
|-------------------------|---------------------|
| OPERATING INCOME | \$597,776.36 |
| Rental Income | \$496,040.24 |
| Reimbursements | \$101,736.12 |

| | |
|-------------------------|---------------------|
| OPERATING INCOME | \$609,922.70 |
| Rental Income | \$508,186.58 |
| Reimbursements | \$101,736.12 |

| | |
|----------------------------------|---------------------|
| EXPENSES | \$279,356.64 |
| Insurance | \$14,742.00 |
| Interest | |
| Repairs & Maintenance | \$4,315.70 |
| Landscaping and Groundskeeping | \$3,285.70 |
| Cleaning & Janitorial | \$1,030.00 |
| Elevator | |
| HVAC | \$0.00 |
| Other | |

| | |
|----------------------------------|---------------------|
| EXPENSES | \$283,308.95 |
| Insurance | \$14,742.00 |
| Interest | |
| Repairs & Maintenance | \$4,445.17 |
| Landscaping and Groundskeeping | \$3,384.27 |
| Cleaning & Janitorial | \$1,060.90 |
| Elevator | |
| HVAC | \$0.00 |
| Other | |

| | |
|----------------------------------|---------------------|
| EXPENSES | \$287,379.83 |
| Insurance | \$14,742.00 |
| Interest | |
| Repairs & Maintenance | \$4,578.53 |
| Landscaping and Groundskeeping | \$3,485.80 |
| Cleaning & Janitorial | \$1,052.73 |
| Elevator | |
| HVAC | \$0.00 |
| Other | |

| | |
|----------------------|-----------------|
| SG&A | \$800.00 |
| Licenses and Permits | \$800.00 |

| | |
|----------------------|-----------------|
| SG&A | \$800.00 |
| Licenses and Permits | \$800.00 |

| | |
|----------------------|-----------------|
| SG&A | \$800.00 |
| Licenses and Permits | \$800.00 |

| | |
|-----------------|-------------------|
| Supplies | \$7,633.75 |
| Rent Ready | \$432.60 |
| Other Supplies | \$7,201.15 |

| | |
|-----------------|-------------------|
| Supplies | \$7,862.76 |
| Rent Ready | \$445.58 |
| Other Supplies | \$7,417.19 |

| | |
|-----------------|-------------------|
| Supplies | \$8,098.65 |
| Rent Ready | \$458.95 |
| Other Supplies | \$7,639.70 |

| | |
|--------------|---------------------|
| Taxes | \$132,071.00 |
| Property Tax | \$132,071.00 |
| Sales Tax | \$0.00 |

| | |
|--------------|---------------------|
| Taxes | \$132,071.00 |
| Property Tax | \$132,071.00 |
| Sales Tax | \$0.00 |

| | |
|--------------|---------------------|
| Taxes | \$132,071.00 |
| Property Tax | \$132,071.00 |
| Sales Tax | \$0.00 |

| | |
|------------------|---------------------|
| Utilities | \$118,034.38 |
| Electric | \$12,181.77 |
| Internet | \$75.17 |
| Telephone | \$9,339.55 |
| Trash | \$1,990.78 |
| Water | \$94,447.12 |
| Other | \$484.10 |

| | |
|------------------|---------------------|
| Utilities | \$121,575.42 |
| Electric | \$12,547.22 |
| Internet | \$77.42 |
| Telephone | \$9,619.73 |
| Trash | \$2,050.51 |
| Water | \$97,280.53 |
| Other | \$498.62 |

| | |
|------------------|---------------------|
| Utilities | \$125,222.68 |
| Electric | \$12,923.64 |
| Internet | \$79.75 |
| Telephone | \$9,908.32 |
| Trash | \$2,112.02 |
| Water | \$100,198.95 |
| Other | \$513.58 |

| | |
|--------------|-------------------|
| Wages | \$1,759.81 |
|--------------|-------------------|

| | |
|--------------|-------------------|
| Wages | \$1,812.60 |
|--------------|-------------------|

| | |
|--------------|-------------------|
| Wages | \$1,866.98 |
|--------------|-------------------|

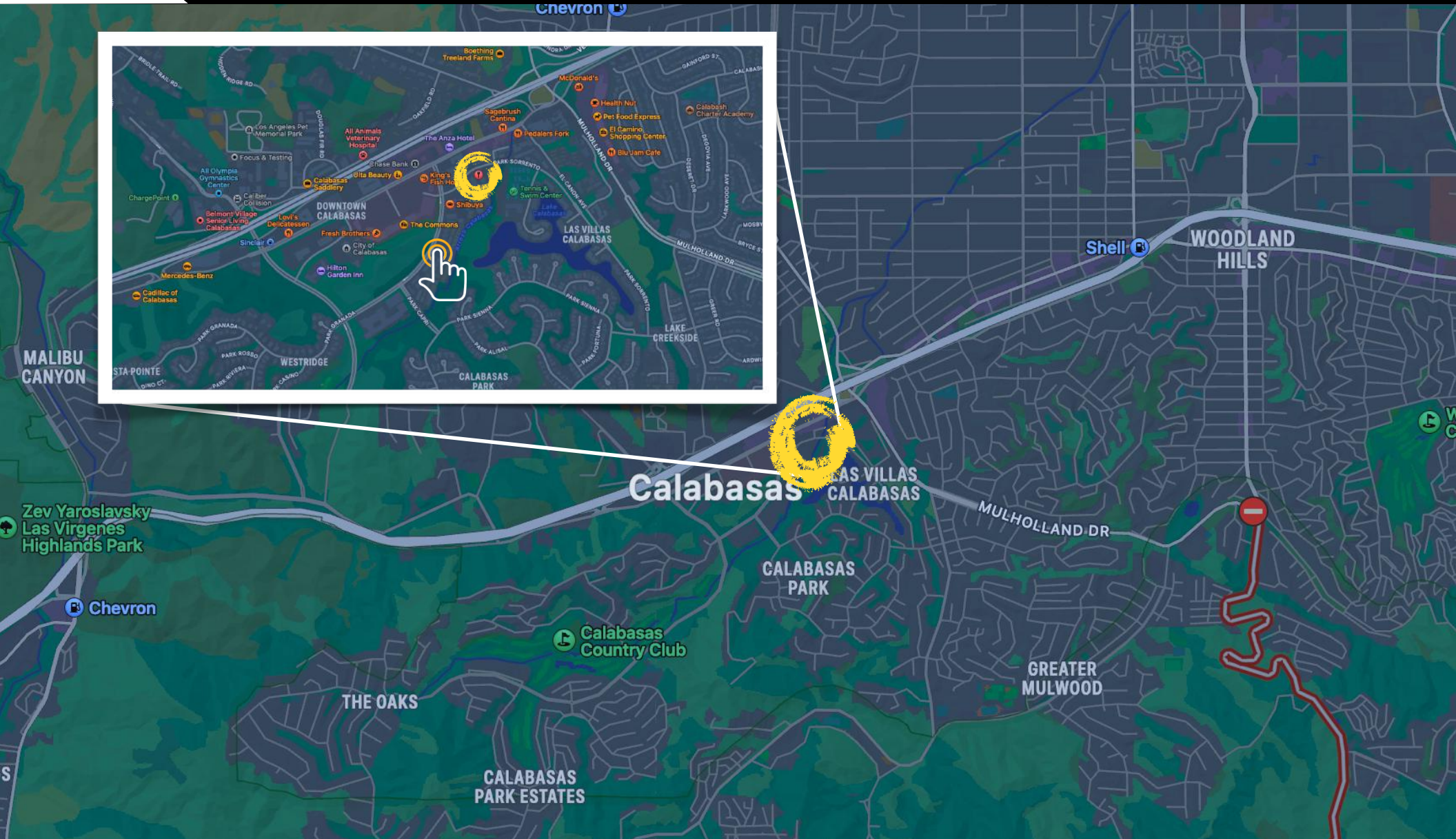
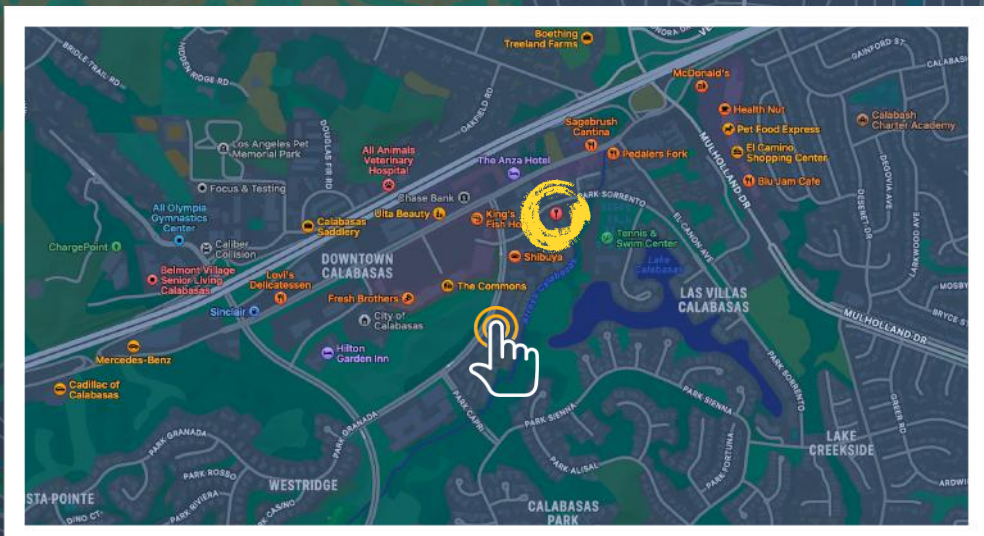
*2023 Property tax rate requires verification

*2023 Property tax rate requires verification

*2023 Property tax rate requires verification



EQXCRE | SALES



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- EQXCRE Marketing

EQXCRE | SALES

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