

# INCOME STATEMENT

## Investment Property



For More Information, Please Call  
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[www.baxleyproperties.com](http://www.baxleyproperties.com)

DRE License # 00684680

### Property Information

Address 74725 Joni Drive  
City Palm Desert  
Zip Code 92260  
Cross St. Velie Way  
SF 9,416  
APN 624-071-027  
Zoning SI (Service Industrial)  
Year Blt 1978  
Lot Size 22,651  
No. Stories Single



### Comments

Tenant has (2) years left on lease with a (5) year option to renew.

### Financial Information

Price	\$1,900,000.00	
Income	Gross Scheduled Income	\$145,476.00
	Gross Operating Income	<u>\$145,476.00</u>
Expenses	RE Taxes	\$22,800.00
	Insurance	\$5,064.00
	Water	Tenant \$0.00
	Landscaping	Tenant \$0.00
	Association Dues	\$360.00
	Total Operating Expenses	<u>\$28,224.00</u>
	Net Operating Income	<u>\$117,252.00</u>
	CAP Rate	6.2%
	PSF	\$201.78

### Tenant Information

Suite	Tenant	Space SF	Monthly Total	Lease Exp.
74725	Palms to Pines Automotive	9,416	\$12,123.00	7/6/2027
TOTALS		9,416	\$12,123.00	

**DISCLAIMER:** The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.