

TAHQUITZ PLACE
2825 E Tahquitz Canyon Way
List Price \$5,000,000

2025 ACTUAL ANNUAL INCOME & EXPENSE SUMMARY

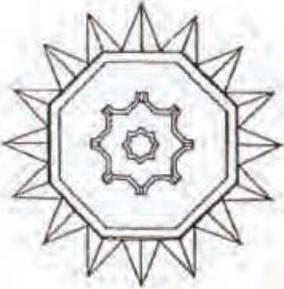
ACTUAL INCOME 2025	Annual Income
Rental Income	\$495,403
TOTAL GROSS RENTAL & CAM INCOME	\$495,403

ACTUAL ANNUAL EXPENSES (2025)		
Property Management Fee (1)	3.83%	\$18,975
Advertising	0.23%	\$1,154
Electricity	3.48%	\$17,256
Elevator	1.43%	\$7,097
Insurance	5.00%	\$24,766
Internet, Phone, Wifi	0.64%	\$3,181
Janitorial/Cleaning	5.13%	\$25,433
Landscape	2.22%	\$10,990
Maintenance & Repairs	5.00%	\$26,500
Supplies	0.27%	\$1,324
Pest Control	0.23%	\$1,126
Property Taxes	9.80%	\$48,552
Security / Alarm	2.45%	\$12,130
Trash	2.06%	\$10,192
Water	2.08%	\$10,300
TOTAL EXPENSES:	43.9%	(\$218,975)
NET OPERATING INCOME (NOI) BEFORE DEBT:		\$276,427
	Cap Rate	5.5%

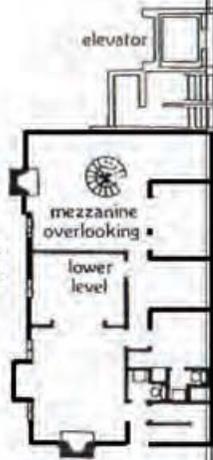
(1) Property is managed by Realty Trust Asset Management.

Note: Reception services for executive suites is optional and currently paid separately by Realty Trust Asset Management; therefore, reception wages are not included in this pro forma.

Tahquitz Canyon Way



Building C
2,200 SF



Building B
15,000 SF

Building A
2,500 SF

Building D
2,800 SF

Louella Road