

Live Oak Center

30555 - 30595 Trabuco Canyon Road
Trabuco Canyon, CA 92679

RENT ROLL & MATRIX

| <u>SUMMARIZED PRICING METRICS:</u> | | <u>BUILDING DESCRIPTION</u> | | <u>FINANCING:</u> | |
|------------------------------------|----------------------|-----------------------------|-------------------|-----------------------|-----------------|
| Price: | \$4,998,000 | No. of Units: | 11 | Loan Amount: | \$TBD |
| Proforma Gross Rental Income: | +\$449,616 | Yr. Built: | 1961 | Interest Rate: | \$TBD |
| Vacancy Factor (4%): | (+-\$17,985) | Lot Size (acres): | 3.99 | Monthly Payment: | (\$TBD) |
| Proforma Effective Gross Income: | (+-\$431,631) | Lot Size (SF): | 174,077 | LTV: | 60% |
| OPEX: | (+-\$127,946) | Total Bldg Leasable SF: | 18,348 | Amortization (Years): | 30 |
| NOI: | +-\$303,685 | Zoning: | COM-NEC | Proposed/ Assumption: | Proposed |
| Pro Form Cap Rate: | 6.0% | APN #: | 125-035-07 | | |

Rent Roll (Matrix):

| Unit # | STATUS | Tenant(s) | UNIT SIZE SF | LEASE EXPIRES | ACTUAL RENT AMOUNT & PSF | PROFORMA RENT PER SF Gross | PROFORMA RENT & ACTUAL (leased) |
|---------------------------------|--------|------------------|------------------|-----------------|--------------------------|----------------------------|---------------------------------|
| <u>30555 Trabuco Canyon Rd.</u> | | | | | | | |
| 100 | leased | Feed Store | 4,196 | 2027 + 3 3yrs | \$6,965 (\$1.66) | \$2.20 | \$6,965 |
| 101 | vacant | | 1,403 | | | \$2.20 | \$3,086 |
| 102 | Leased | Love All Animals | 833 | mo-to-mo | \$1,666 | \$2.20 | \$1,666 |
| 103 | vacant | | 1,230 | | | \$2.20 | \$2,706 |
| 201 | vacant | | 847 | | | \$2.00 | \$1,694 |
| 202 | Vacant | Art Studio | 560 | 8/31/25 | | \$2.00 | \$1,120 |
| <u>30575 Trabuco Canyon Rd.</u> | | | | | | | |
| 104 | leased | Hive Realty | 1,134 | 3/31/27 | \$2,288 | \$2.00 | \$2,288 |
| 105 | vacant | | 1,038 | | | \$2.20 | \$2,283 |
| 106 | vacant | | 1,566 | | | \$2.20 | \$3,445 |
| 200 | vacant | | 1,584 | | | \$2.00 | \$3,170 |
| <u>30595 Trabuco Canyon Rd.</u> | | | | | | | |
| | Leased | U.S Post Office | 3,965 | 2029 + one 5yrs | \$8,891 (\$2.24) | \$2.50 | \$8,891 |
| TOTAL: | | | 18,349 SF | | \$19,810 | | +-\$37,468 |