



PRIDE OF OWNERSHIP MIXED USE COMMERCIAL BUILDING

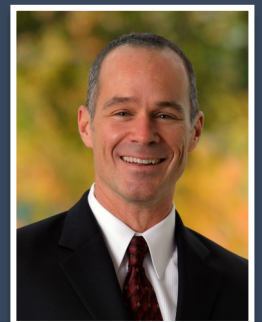


**701 SOUTHAMPTON ROAD
BENICIA, CA 94510**



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FINANCIAL ANALYSIS & INVESTMENT SUMMARY

TENANTS	APP. SQUARE FEET	CURRENT RENTS	CURRENT RENT/ SQ FT
<i>(From Lease Schedule)</i>	8,662	\$20,630	\$2.38
TOTALS	8,662	\$20,630	
INCOME			
MONTHLY RENT		\$20,630	
ANNUAL RENT		\$247,560	
VACANCY	5.00%	(\$12,378)	
GROSS RENT		\$235,182	
TOTAL INCOME		\$235,182	
EXPENSES			
PROPERTY TAXES	1.1883%	\$20,795	
LEVIES AND ASSESSMENTS	Actual	\$12	
INSURANCE	Actual	\$5,256	
REPAIRS, MAINTENANCE & RESERVES	3 Year Average	\$22,700	
PG&E	2024 YTD annualized	\$29,956	
WATER	2023	\$3,893	
TRASH	\$395/month	\$4,740	
SEWER	2023	\$4,803	
JANITORIAL	\$840/Month	\$10,080	
LANDSCAPING	\$475/month	\$5,700	
PEST CONTROL	\$115/month	\$1,380	
PORTER/CLEANING	2024 YTD annualized	\$3,878	
ALARM/PHONE	Projected	\$1,000	
MANAGEMENT (5%)	Estimated	\$11,759	
TOTAL EXPENSES		\$125,952	\$1.21
NET OPERATING INCOME		\$109,230	
DEBT SERVICE		(\$76,621)	
CASH FLOW		\$32,609	
PRINCIPAL PAY DOWN		\$18,054	
TOTAL RETURN		\$50,663	
CAP RATE		6.24%	
PRICE PER FOOT		\$202.03	
CASH ON CASH		4.3%	
TOTAL PRE-TAX RETURN		6.8%	
LISTING PRICE		\$1,750,000	
DOWN PAYMENT		\$750,000	43%
PROPOSED FIRST LOAN [1]		\$1,000,000	57%

[1] 1.4 DCR, 5.905%, 25 year amortization