INCOME STATEMENT Office Building



For More Information, Please Call Matthew Longstreth (760) 773-3310

www.baxleyproperties.com
DRE License # 01322594

Property Information

 Address
 73726 Alessandro

 City
 Palm Desert

 Zip Code
 92260

 Cross St.
 San Luis Rey

 SF
 18,183

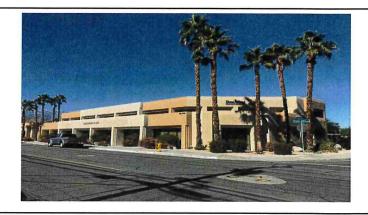
 APN
 627-171-021;023

Zoning DE-O Downtown Edge Overlay

Year Blt 2004

Parking Plenty Including Covered Parking

Lot Size .47 Acres
No. Stories Two



Financial Information

Price \$2,990,000.00

Income Gross Scheduled Income \$204,528.00

Gross Operating Income \$204,528.00

Expenses RE Taxes \$27,791.41

Insurance \$4,479.00 Water \$4,542.30 Maintenance & Repair \$1,097.00 Elevator \$3,587.00 Cleaning/Supplies \$7,747.98 Electricity \$4,500.00 Trash \$1,761.00 Landscape \$5,197.00 **Management Fees** \$6,200.00 Fire/Security Monitoring \$2,184.00 **Pest Control** \$1,614.00

Total Operating Expenses \$70,700.69

Net Operating Income \$133,827.31

Tenant Information

TOTALS

Suite	Tenant	Space SF	Monthly Total	Lease Exp.
101	Coast Capital	2,211	\$1,990.00	2/28/2024
102	Fresh Fire Worldwide Ministries	2,480	\$3,100.00	4/30/2025
103	Dori Schneider	2,527	\$1,850.00	3/31/2024
104	Ed Fuches Design	1,826	\$1,803.00	7/31/2023
200/202	Home Instead Senior Care	4,737	\$4,263.30	8/31/2023
201	Ordonez Management Co	1,767	\$1,638.00	7/31/2023
203	All Desert Wellness Centers	2,635	\$2,400.00	12/31/2023

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.

18,183

\$17,044.30