

INCOME STATEMENT
Office Building



For More Information, Please Call
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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	<u>\$204,528.00</u>
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	<u>\$70,700.69</u>
	Net Operating Income	<u>\$133,827.31</u>
	CAP Rate	4.5%
	PSF	\$164.44

Tenant Information

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
TOTALS		18,183	\$17,044.30	

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.