

CACTUS RETAIL CENTER

ASKING PRICE : \$1,295,000.00

1231 N. CACTUS AVE.
 RIALTO, CA 92376

RENT ROLL

UNIT#	TENANT NAME	MONTHLY RENT	SQFT	\$/SQFT	DEPOSIT
1231A	RIALTO 99C STORE	\$ 2,200.00	1200	\$ 1.83	
1231B	DONUT DELIVIOUS	\$ 2,200.00	1200	\$ 1.83	\$ 3,600.00
1231C	HAIR & BARBER SHOP	\$ 2,200.00	1200	\$ 1.83	
1231D	PACIFIC MASSAGE & SPA	\$ 2,200.00	1200	\$ 1.83	\$ 1,500.00
1231E	ARCHITITUAL OFFICE	\$ 800.00	600	\$ 1.31	\$ -
TOTAL		\$ 9,600.00	5400		

PROFORMA

RENTAL INCOME	\$ 115,200.00
5% VACANCY	\$ 5,760.00
INCOME	\$ 109,440.00

EXPENCES

PROPERTY TAX	\$ 14,848.00
INSURNACE	\$ 4,616.00
GARDENING	\$ 1,680.00
TRASH	\$ 3,443.00
WATER	\$ 5,307.00
ELECTRICITY	\$ 1,814.00
BUSINESS LICENSE	\$ 260.00
REPAIR	\$ 1,940.00
TOTAL	\$ 33,908.00
NOI	\$ 73,532.00

REMARKS

(1) 1231A 99C STORE IS MOVING OUT
 1231C HAIRSHOP MOVED OUT
 NEW TENANT UNDER NEGOCIATION

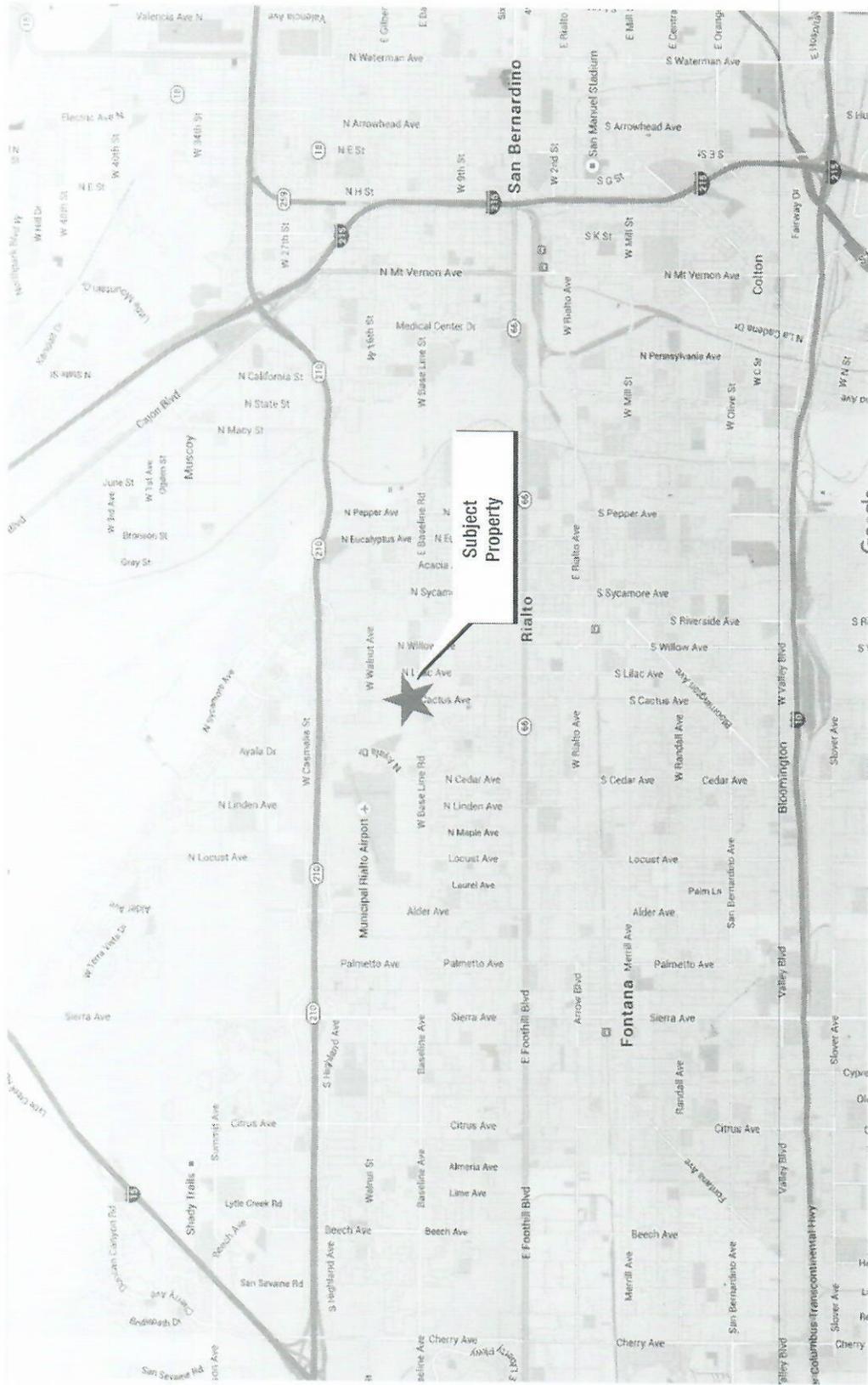
(2) TITLE REPORT SHOWS:
 4,898 SQFT 4 UNITS
 ACTUAL RENTABLE SPACE 5,400 SQFT
 5 UNITS

*Possibility to convert the attic to an Office Space.

*Buyer is soley responsible to investigate and satisfy the buyer.

PROPERTY DESCRIPTION CONTINUED

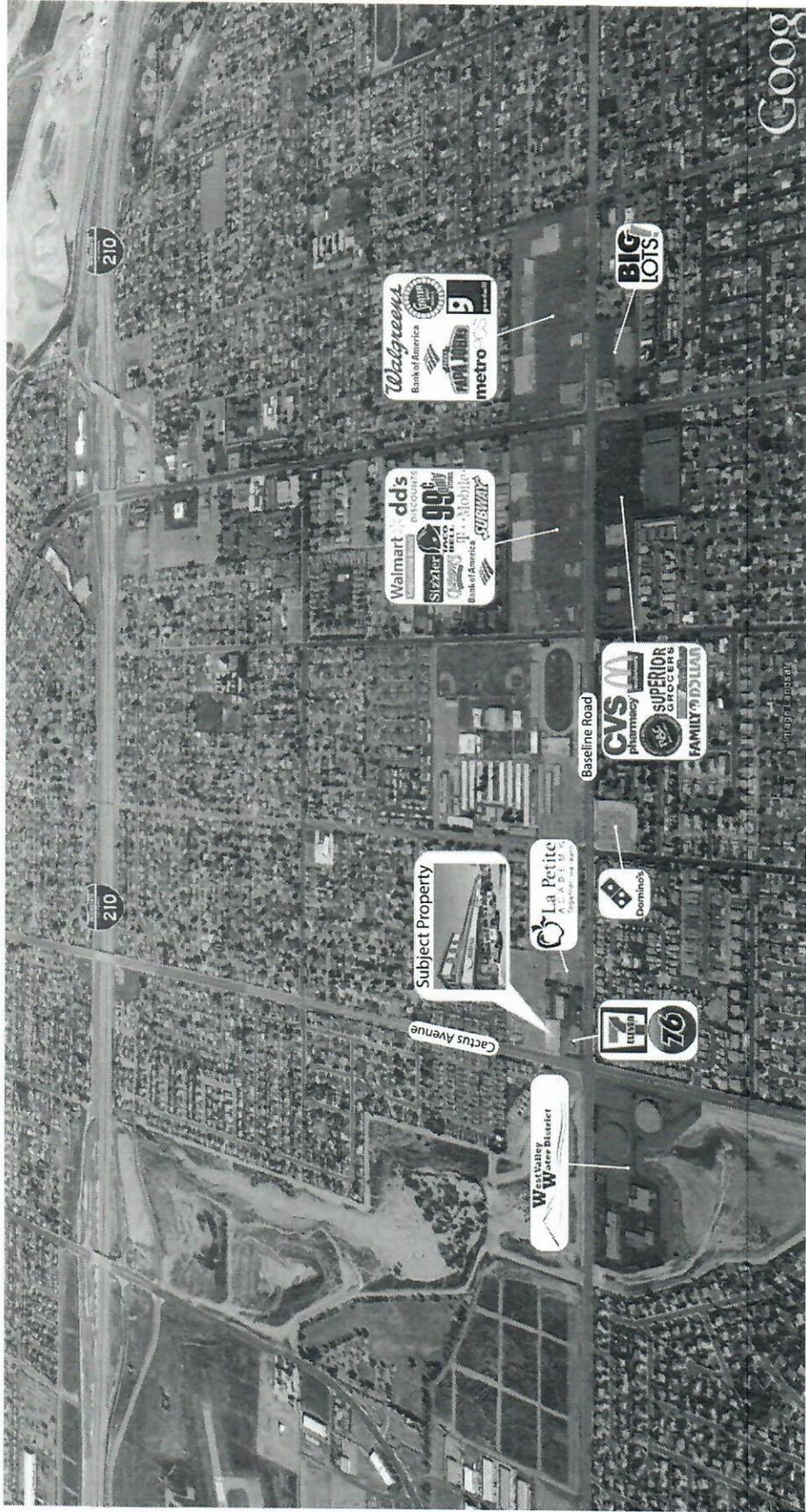
Regional Map



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PROPERTY DESCRIPTION

Aerial Photo



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