

Tenant roster	Annual rent	Monthly rent	Square footage	Rent per sq ft	Lease expiration	Renewal options
Napa Auto Parts	\$ 47,568.00	\$ 3,964.00	3500	\$ 12.00	Mar-28	(1) three year renewal
Corine's Care	\$ 9,300.00	\$ 775.00	900	\$ 10.33	Jan-26	(1) two year renewal at \$900 per month
Optimal Behavioral	\$ 18,000.00	\$ 1,500.00	1500	\$ 12.00	Feb-26	(1) two year renewal at \$1600 per month
Total gross income	\$ 74,868.00	\$ 6,239.00	5900	\$ 12.69		

Expenses	Annual	Monthly
Property Insurance	\$ (4,111.00)	\$ (342.58)
Property Taxes	\$ (5,032.00)	\$ (419.33)
Lawn maintenance	\$ (1,300.00)	\$ (108.33)
General repairs/maintenance	\$ (1,300.00)	\$ (108.33)
Expense total	\$ (11,743.00)	\$ (978.58)

Net Operating Income **\$ 63,125.00**

Asking price **\$ 730,000.00**

Cap rate **8.65%**