



3466-3478 UNIVERSITY AVENUE, RIVERSIDE, CA 92501

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



CRESCENT
[BUILDING]

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Activity ID: ZAG1050453

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



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University Ave.

01

EXECUTIVE SUMMARY

THE OFFERING

 **OFFERING PRICE:**
\$2,500,000

 **PROFORMA CAP RATE:**
10.08%

 **BUILDING PRICE PER SF:**
\$151

 **LAND PRICE PER SF:**
\$213

 **TOTAL BUILDING SIZE:**
16,600 SF

 **TOTAL LOT SIZE:**
11,761 SF (±0.27 AC)

 **YEAR BUILT:**
1910



3466-3478 UNIVERSITY AVENUE, RIVERSIDE, CA



INVESTMENT HIGHLIGHTS

- **Iconic Historic Property** – Rare Generational Investment Opportunity in Downtown Riverside.
- **Adaptive Re-Use Potential** – Ideal For Mixed-Use Redevelopment, Boutique Hotel, or Creative Office.
- **Advanced Planning Progress** – Preliminary Redevelopment Plans Have Been Prepared and Advanced Through the City Planning Process, Positioning the Project For an Efficient and Predictable Path Forward.
- **Advanced Building & Safety Progress** – First Building Department Submittal Approximately 50% Complete, With Remaining Items Clearly Defined.
- **Clear Path to Final Approval** – Remaining Work Limited to Mortar Testing and Final Structural Seismic Reinforcement Engineering; City Submittal Anticipated Within ~1.5 Months, With Final Project Approval Estimated Within 4-6 Months Thereafter, Inclusive of Standard Corrections and Resubmittals.
- **Defined Cost to Completion** – Approximately \$115,000 Remaining Budget, Inclusive of Remaining Consultant Contract Balance and Required Mortar Testing, With a Prudent 10-15% Contingency Already Factored in.
- **Prime Mission District Location** – Steps From Mission Inn, Convention Center, Museums, and Nightlife.
- **Surging Downtown Growth** – Surrounded by New Developments and Revitalization Projects.
- **Strong Demographics** – 245,000+ Residents Within 5 Miles; Average Household Income \$104,249; Total Households 77,093
- **Excellent Accessibility** – Near 91 Freeway and Metrolink Station; 23 Minutes to Ontario International Airport.
- **Flexible Tenancy** – All Tenants on Month-to-Month Leases, Enabling Immediate Repositioning.



INVESTMENT OVERVIEW

The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present the iconic Crescent Building for sale in Riverside, California—a rare generational opportunity to acquire a historic asset in the heart of Downtown Riverside’s rapidly transforming urban core. The property is ideally located across from the historic YMCA and just one block from the world-renowned Mission Inn Hotel & Spa, with immediate access to the Riverside Convention Center, museums, dining, nightlife, and strong pedestrian activity, along with excellent regional connectivity via the 91 Freeway and Metrolink commuter rail.

Preliminary redevelopment plans have been prepared and advanced through the City Planning process, positioning the project for an efficient and predictable path forward. The project is 100% complete with the Planning Department submittal, representing approximately half of the overall entitlement timeline, and has progressed meaningfully through Building & Safety, with the first Building Department submittal approximately 50% complete. Remaining work is limited to mortar testing and final structural seismic reinforcement engineering, after which the project is expected to be ready for City submittal within approximately 1.5 months, with final project approval anticipated within 4–6 months thereafter, inclusive of standard City comments and resubmittals. The estimated remaining budget to complete the entitlement and approval process is approximately \$115,000, inclusive of the remaining contract balance and required mortar testing, with a prudent 10–15% contingency factored in—providing incoming ownership with clear cost visibility and a defined path to execution.

The Crescent Building offers significant value-add and redevelopment potential, supported by approved plans for 5,900 square feet of retail storefront, 10,000 square feet of office space above, and 2,500 square feet of basement retail or storage. Surrounded by successful adaptive reuse projects such as Imperial Lofts and Stalder Plaza, the property is perfectly positioned for conversion into mixed-use residential, boutique hotel, creative office, or high-demand storage space. All tenants are currently on month-to-month leases, providing maximum flexibility for repositioning. The building features soaring ceilings of 15 to 30 feet, architectural character, and owner-user potential with SBA financing options.

Investors can benefit from existing income to offset carrying costs while pursuing final approval on entitlements for redevelopment, making this a unique opportunity to curate and reimagine a landmark asset in one of Southern California’s most vibrant downtown districts. With strong demographics, a growing cultural scene, and continued investment in the surrounding area, the Crescent Building represents an exceptional chance to create a transformative project in Riverside’s historic core.





02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

 **PARKING:**
Street Parking

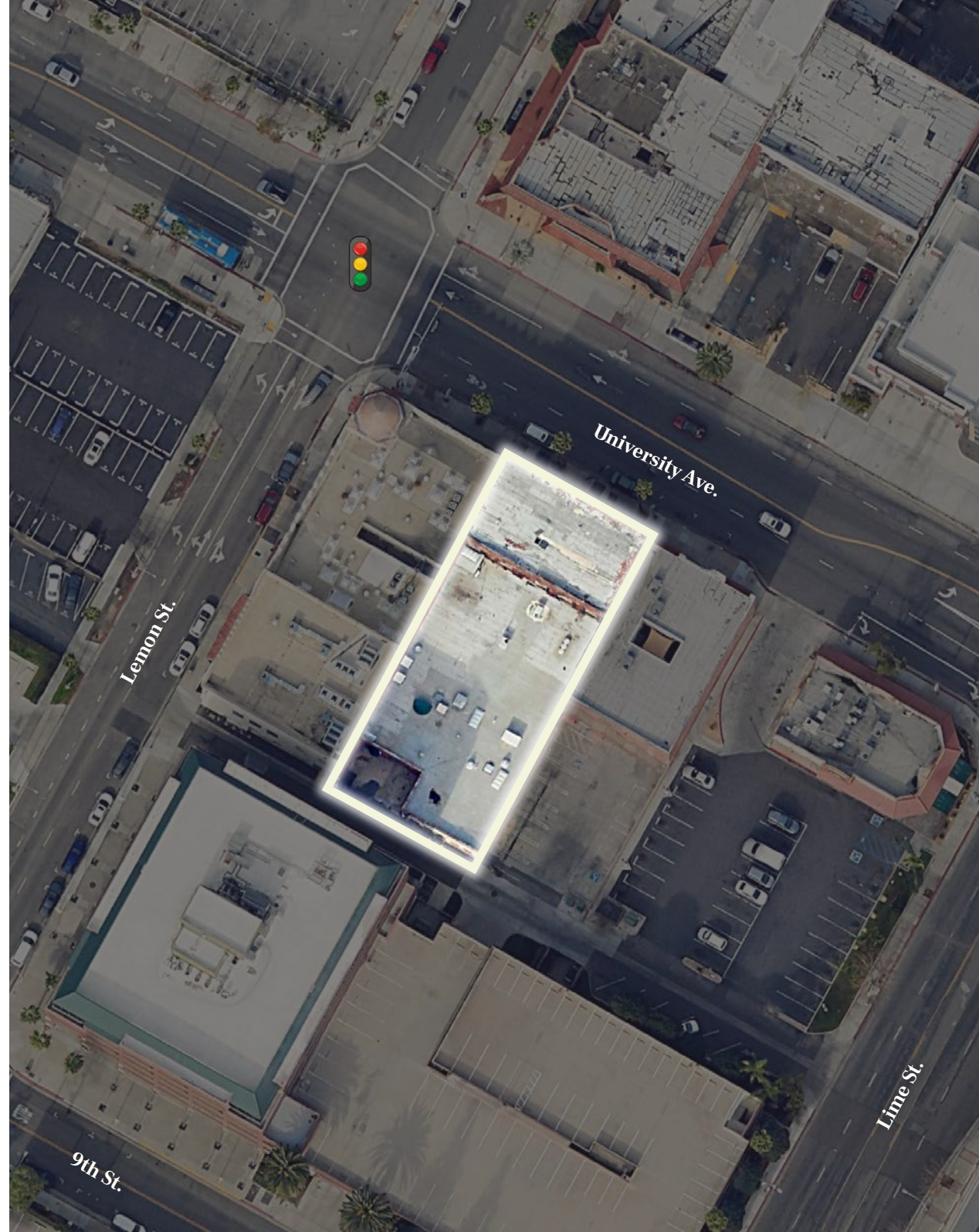
 **ZONING:**
C3

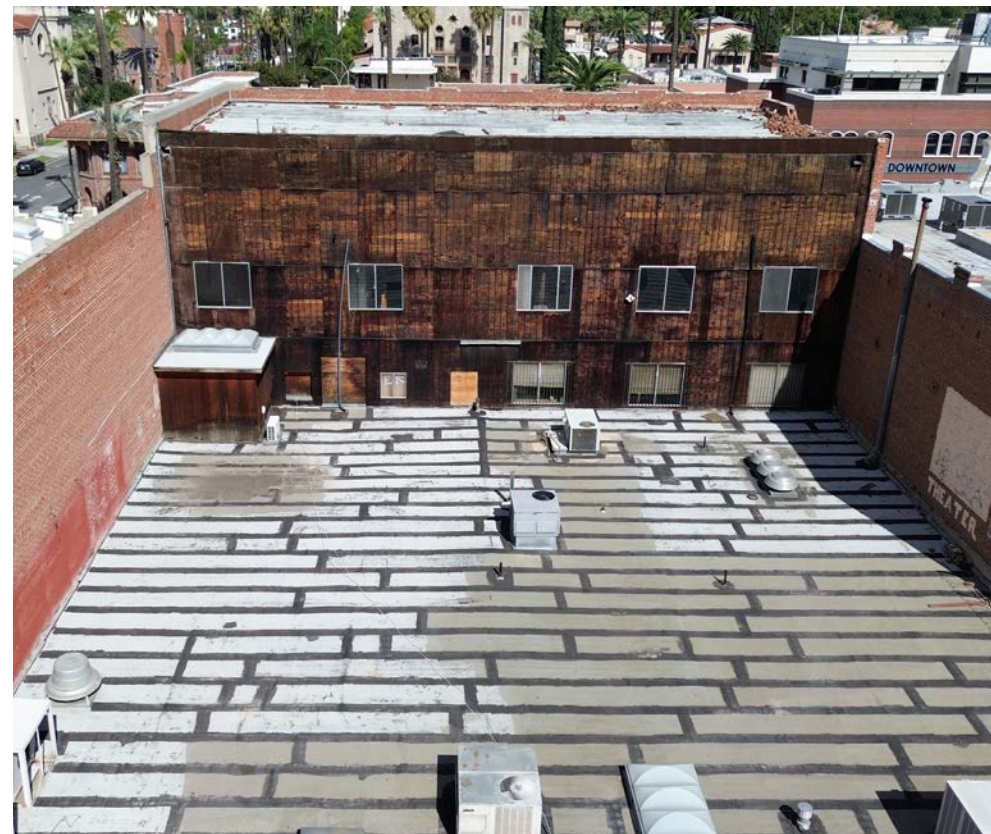
 **TOTAL BUILDING SIZE:**
16,600 SF

 **TOTAL LOT SIZE:**
11,761 SF (± 0.27 AC)

 **APN:**
213-311-002

 **ADDRESS:**
3466-3478 UNIVERSITY AVENUE,
RIVERSIDE, CA 92501



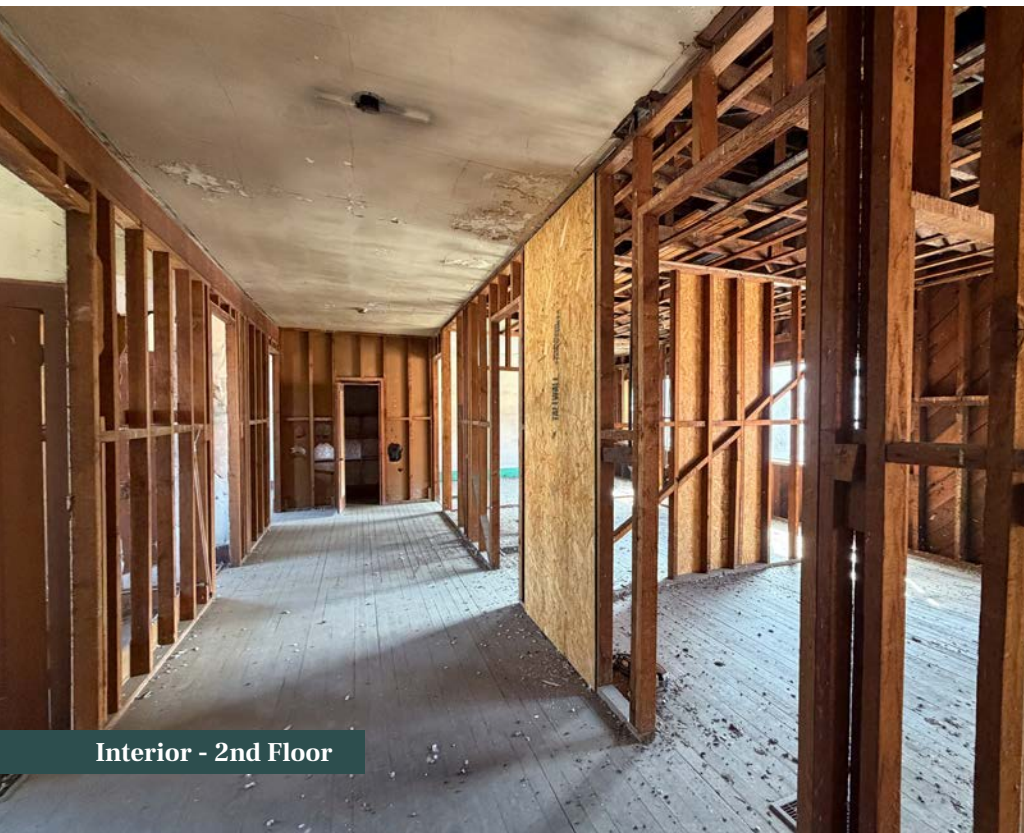




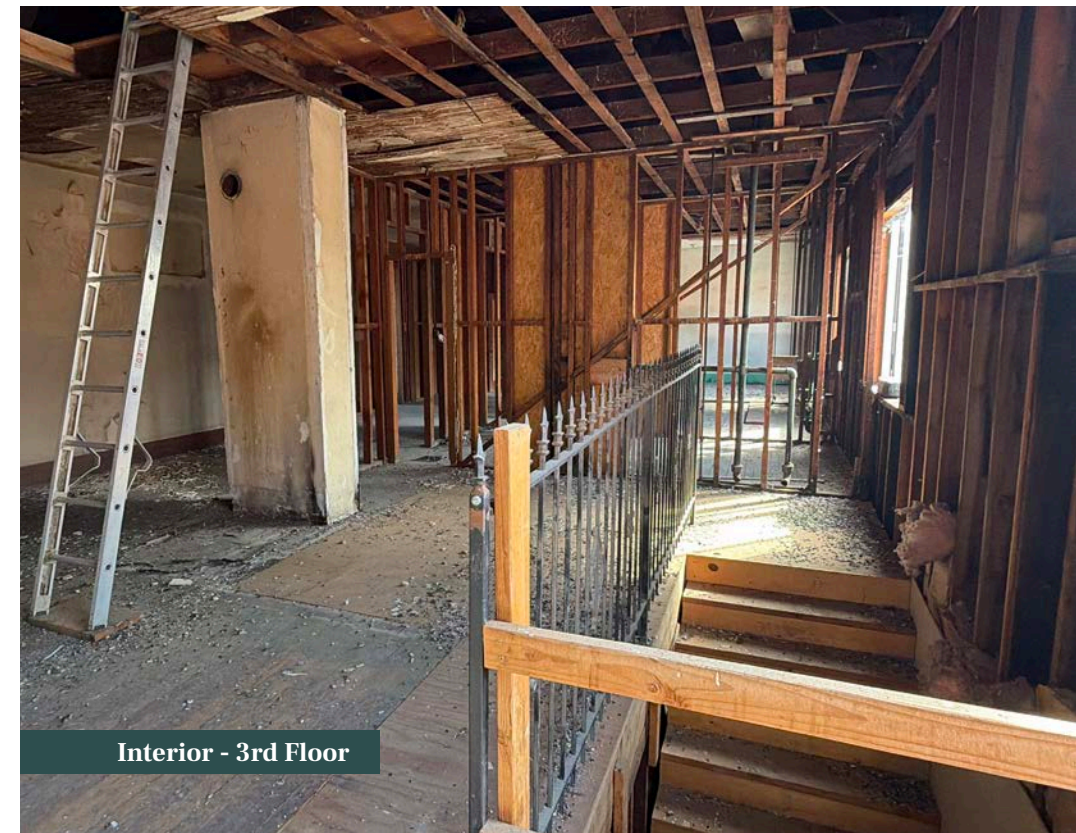
Pawn Shop



Interior - Ground Floor - Bail Bonds Tenant



Interior - 2nd Floor



Interior - 3rd Floor



Warehouse - Rear Building



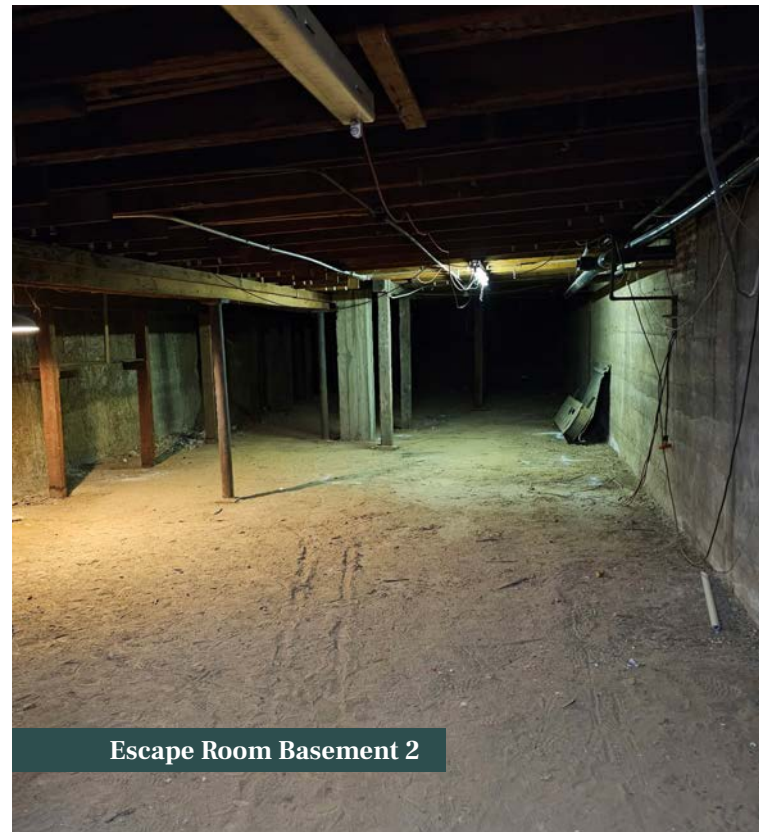
Warehouse - Rear Building Back



Escape Room Entrance



Escape Room Basement 1

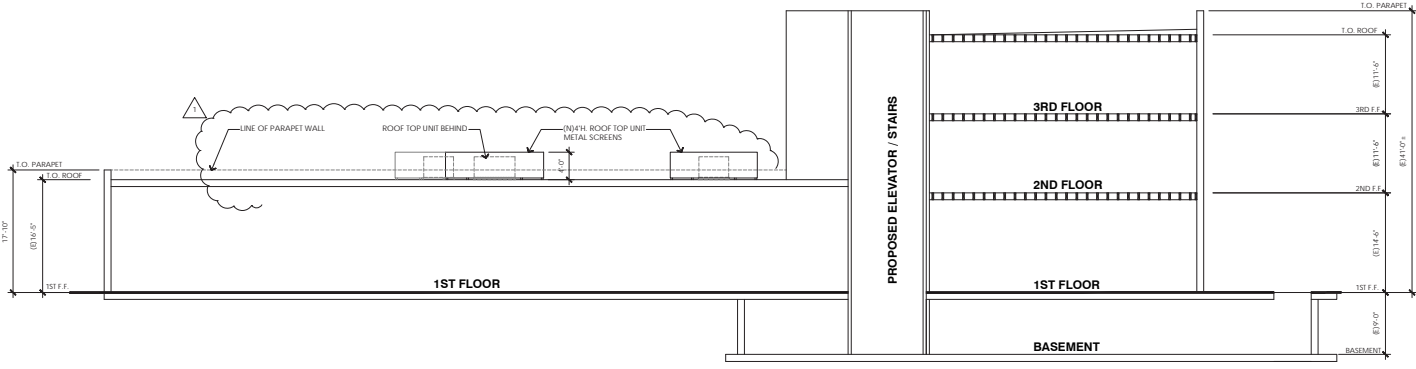


Escape Room Basement 2

FRONT ELEVATION & BUILDING SECTION



FRONT ELEVATION
SCALE: 1/4"=1'-0"



BUILDING SECTION
SCALE: 1/8"=1'-0"

GENERAL NOTES

A. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.

B. ORIGINAL FACADE TO BE EXPOSED AND RECONSTRUCTED TO MATCH THE ORIGINAL BUILDING DESIGN, NO NEW FINISHES ARE PROPOSED.

EXTERIOR FINISHES:

BRICK 1 EXISTING BRICK TO REMAIN

BRICK 2 EXISTING BRICK TO REMAIN AND TO BE STRIPPED WITH "THRESDOOD ENVIRO KLEEN SAFETY PEEL 1" OR EQUIV.

WOOD EXPOSED HEAVY TIMBER FRAMING MEMBERS TO MATCH ORIGINAL DESIGN, STAIN PER COLOR LEGEND

METAL ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM, PAINT PER COLOR LEGEND

COLOR LEGEND:

P-1 DUNN EDWARDS COLOR: TAN PLAN DE6137

P-2 DUNN EDWARDS COLOR: SHORTBREAD DE6134

NOTE:

ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ARCHITECT AND ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION.

CRESCENT BUILDING
 APN: 213-311-002
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 RIVERSIDE, CA 92501

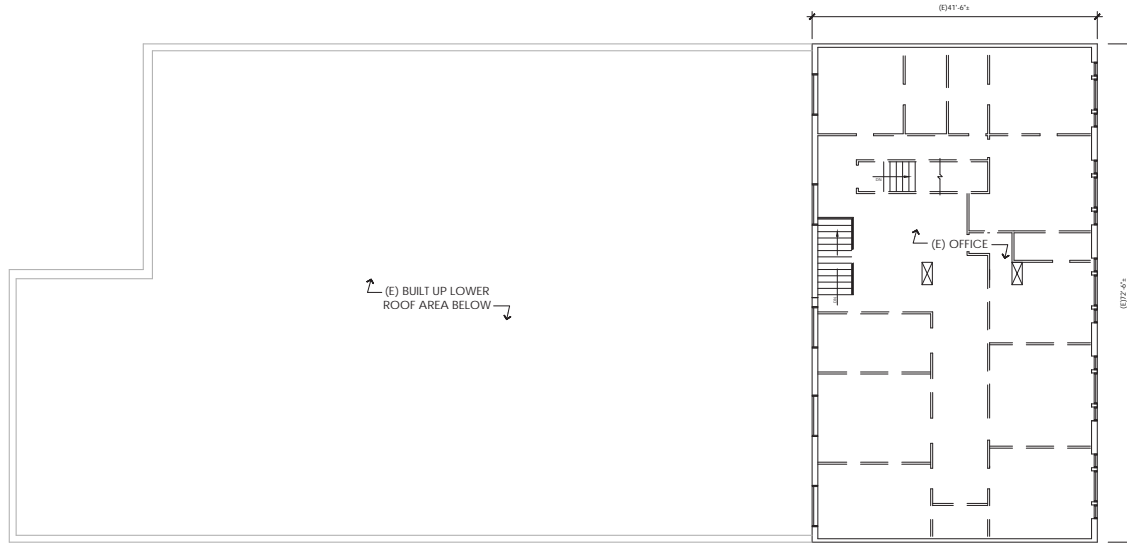
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NO.	DATE	REVISION DESCRIPTION
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2	10/1/24	2ND DRC CORRECTIONS
3	2/8/25	3RD DRC CORRECTIONS

DESIGN BY:	GR
CHECKED BY:	GR
DRAWN BY:	BN

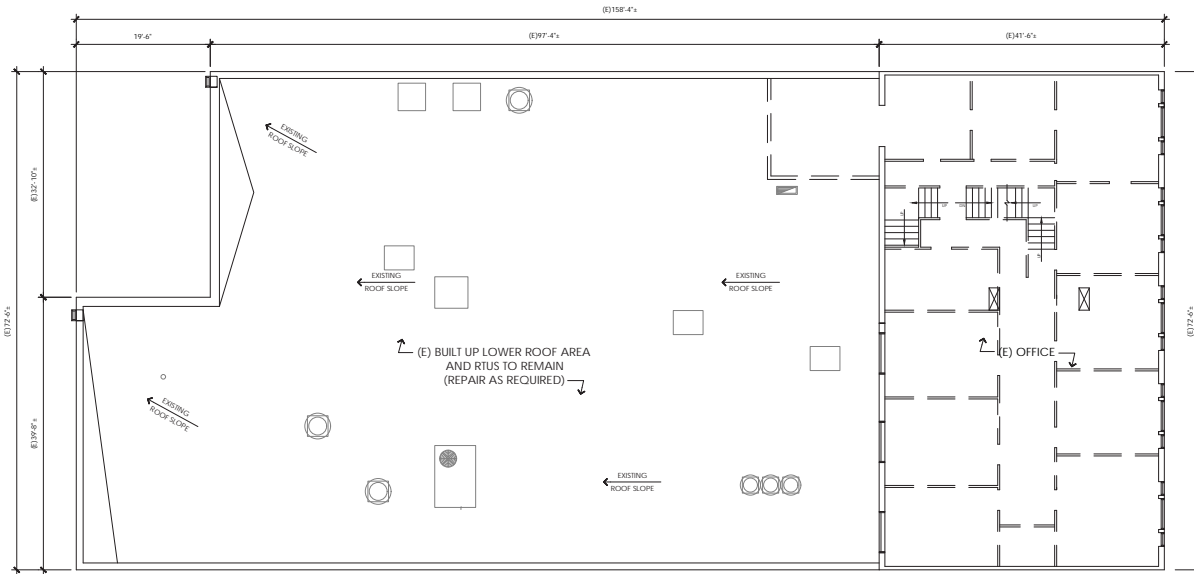
DRAWING TITLE:
EXTERIOR ELEVATION BUILDING SECTION

SHEET NO:
A 2.0
A 3.0

EXISTING FLOOR PLAN: 2ND FLOOR + LOWER ROOF & 3RD FLOOR



2 EXISTING THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



1 EXISTING SECOND FLOOR PLAN AND LOWER ROOF PLAN
SCALE: 1/8"=1'-0"

LEGEND

- PROPOSED NEW 2x WOOD STUDS @ 16" O.C. - SEE STRUCTURAL (USE WATER RESISTANT GYPSUM BOARD IN LIEU OF SPECIFIED WALLBOARD)
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED

NOTE:

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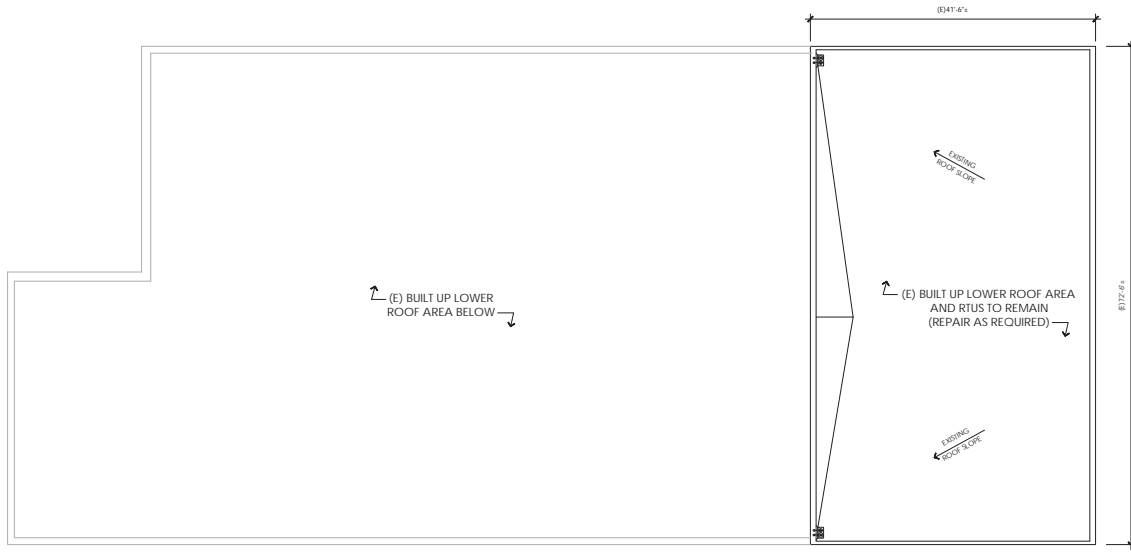
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PROJECT NUMBER:	EDG#4888	
NO.	DATE	REVISION DESCRIPTION
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2	10/7/24	2ND DRG CORRECTIONS
3	2/8/25	3RD DRG CORRECTIONS
DESIGN BY:	GH	
CHECK BY:	GH	
DRAWN BY:	SH	
DRAWING TITLE:		

EXISTING
SECOND AND THIRD
FLOOR PLANS
AND LOWER ROOF PLAN

SHEET NO:

AB 1.1

EXISTING FLOOR PLAN: ROOF



2 EXISTING ROOF PLAN
SCALE: 1/8"=1'-0"

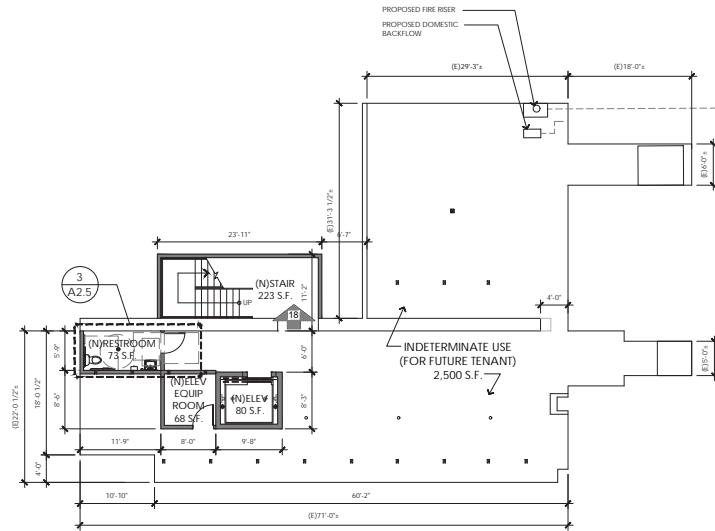
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	10/7/24	2ND DRC CORRECTIONS
	2/6/25	3RD DRC CORRECTIONS
DESIGN BY:	GH	
CHECKED BY:	GH	
DRAWN BY:	SH	
DRAWING TITLE:		

EXISTING ROOF PLAN
SHEET NO:
AB 1.2

PARTIALLY APPROVED DEVELOPMENT PLAN: BASEMENT



1 PROPOSED BASEMENT FLOOR PLAN
SCALE 1/8"=1'-0"

LEGEND

- PROPOSED NEW 2x4 WOOD STUDS @ 16" O.C. - SEE STRUCTURAL (USE WATER RESISTANT GYPSUM BOARD IN LIEU OF SPECIFIED WALLBOARD)
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED

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TENANT SPACE 5 OCCUPANT LOAD (BASEMENT)

ROOM NAME	AREA (S.F.)	FACTOR	OCCUPANT
FUTURE TENANT SPACE 5 (B)	2,500	150	17
ELEVATOR EQUIPMENT ROOM	68	300	1
TENANT SPACE 5 TOTAL OCCUPANT LOAD			18

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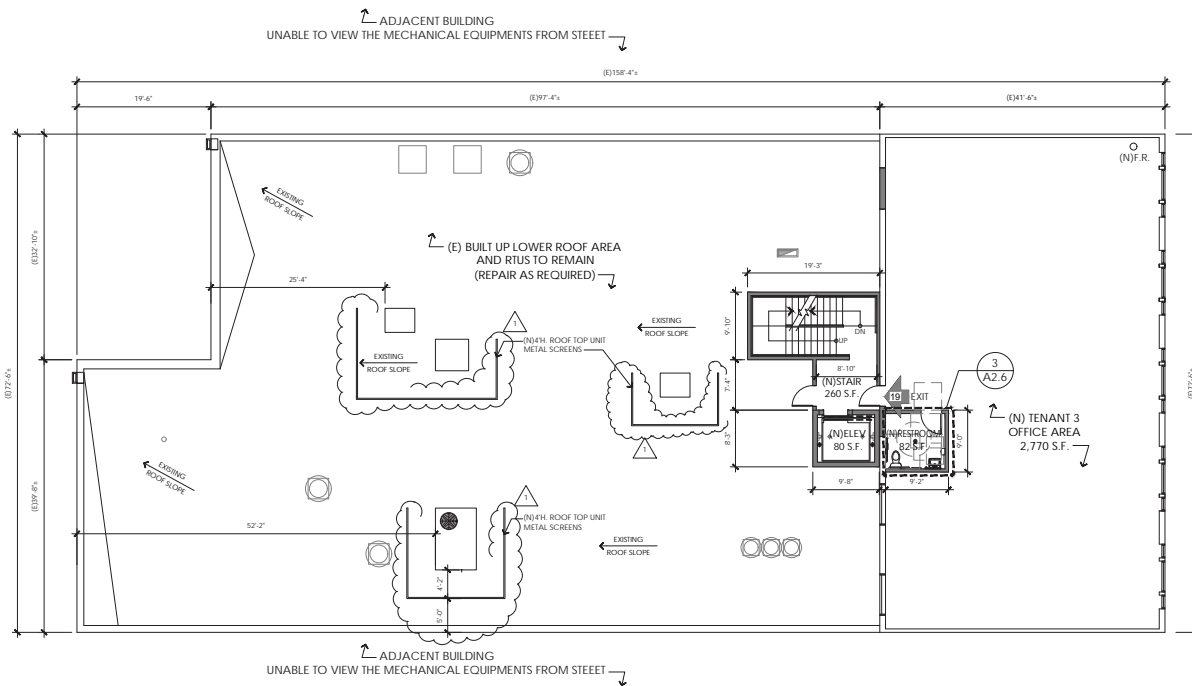
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3	2/6/25	3RD DRG CORRECTIONS
DESIGN BY	GH	
CHECK BY	GH	
DRAWN BY	SH	
DRAWING TITLE		

PROPOSED
BASEMENT LEVEL
FLOOR PLAN

SHEET NO:

A 1.0

PARTIALLY APPROVED DEVELOPMENT PLAN: 2ND FLOOR + LOWER ROOF



LEGEND

- PROPOSED NEW 2x WOOD STUDS @ 16" O.C. - SEE STRUCTURAL (USE WATER RESISTANT GYPSUM BOARD IN LIEU OF SPECIFIED WALLBOARD)
- EXISTING WALLS TO REMAIN
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TENANT SPACE 3 OCCUPANT LOAD (2nd FLOOR)

ROOM NAME	AREA (S.F.)	FACTOR	OCCUPANT
TENANT SPACE 3 (E)	2,770	150	19
TENANT SPACE 3 TOTAL OCCUPANT LOAD			19

1 PROPOSED SECOND FLOOR PLAN AND LOWER ROOF PLAN
SCALE: 1/8"=1'-0"

CRESCENT BUILDING
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 RIVERSIDE, CA 92501

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3	2/6/25	3RD DRG. CORRECTIONS

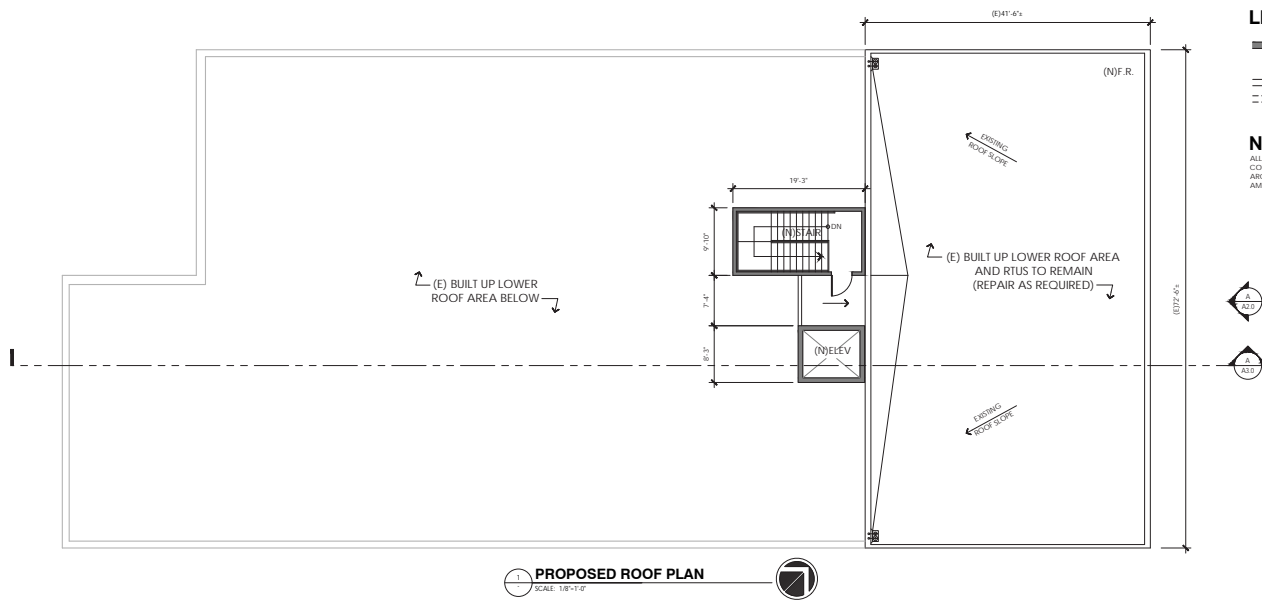
DESIGN BY:	GH
CHECK BY:	GH
DRAWN BY:	SH

DRAWING TITLE:
 PROPOSED
 SECOND FLOOR PLAN
 AND LOWER ROOF PLAN

SHEET NO:

A 1.2

PARTIALLY APPROVED DEVELOPMENT PLAN: ROOF



LEGEND

- PROPOSED NEW 2x WOOD STUDS @ 16" O.C. - SEE STRUCTURAL (USE WATER RESISTANT GYPSUM BOARD IN LIEU OF SPECIFIED WALLBOARD)
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3	2/6/25	3RD DRC CORRECTIONS
DESIGN BY:	GH	
CHECKED BY:	GH	
DRAWN BY:	SH	
DRAWING TITLE:		

PROPOSED ROOF PLAN

SHEET NO:

A 1.4

SUBJECT



CRESCENT BUILDING

STATER BROS. markets

Baker's
BURBROS, STACKS & MORE

Flabob AIRPORT
EST. 1927

31 Aircraft Operations/Day

RIVERSIDE Community Hospital

2,210 Beds

RCC
RIVERSIDE CITY COLLEGE

30,000 Students

Jack
in the box

VONS **CVS pharmacy** **TRADER JOE'S** **Marshall's** **REGAL** **Jack in the box** **the Habit BURGER GRILL** **verizon** **Burlington** coat factory

Olivewood Ave.

Ralphs **ups** **JUAN POLLO ROTISSERIE**

25,080
CARS PER DAY

MAXI FOODS

Applebee's

Abraham Lincoln High School
2,049 Students

166,232
CARS PER DAY

Poly HIGH SCHOOL
3,954 Students

18,858
CARS PER DAY

CALIBER COLLISION

±43,938
COMBINED CARS PER DAY

9th St.

El Pollo Loco
McDonald's

GROCERY OUTLET bargain market
DOLLAR TREE
planet fitness **WING STOP** **ABC Pharmacy**

the old spaghetti factory

UEI COLLEGE
650 Students

JOHN W. NORTH
HUSKIES
2,171 Students

FOOD 4 LESS
Jack in the box **Western Dental & Orthodontics**

CANYON CREST TOWNE CENTRE
Ralphs

197,893
CARS PER DAY

The Recycler Core Company, Inc.

Duke's

STATER BROS. markets
FarmerBoys
BREAKFAST, BURGERS & MORE

STARBUCKS **SUBWAY** **Baker's**
BURBROS, STACKS & MORE

McDonald's

HAN BAR

Crystal

NSA STORAGE

AC PRO

BOURNS

Walmart Distribution Center

NSA STORAGE

AUTO SMART GROUP

CUBESMART self storage + logistics
HARRINGTON Process Solutions since 1959
WHITE CAP

60

215

91

215

215

University Ave.

Limon St.

Lime St.

Riverside Fwy.




Superior Court of California
County of Riverside

SUBJECT



CRESCENT BUILDING



WELLS FARGO



The Cheek



RCC
RIVERSIDE CITY COLLEGE
5,534 Students



COLUMBIA BANK



RIVERSIDE
Community Hospital
547 Beds

Riverside City Hall



UCR ARTS



RAM
RIVERSIDE ART MUSEUM



THE MISSION INN FOUNDATION
RIVERSIDE
VISITOR CENTER & MUSEUM



FOX THEATER
RIVERSIDE

9th St.

25,080
CARS PER DAY



±43,938
COMBINED
CARS PER DAY



18,858
CARS PER DAY



Lemon St.

Lime St.

University Ave.

Riverside Fwy.

91

166,232
CARS PER DAY

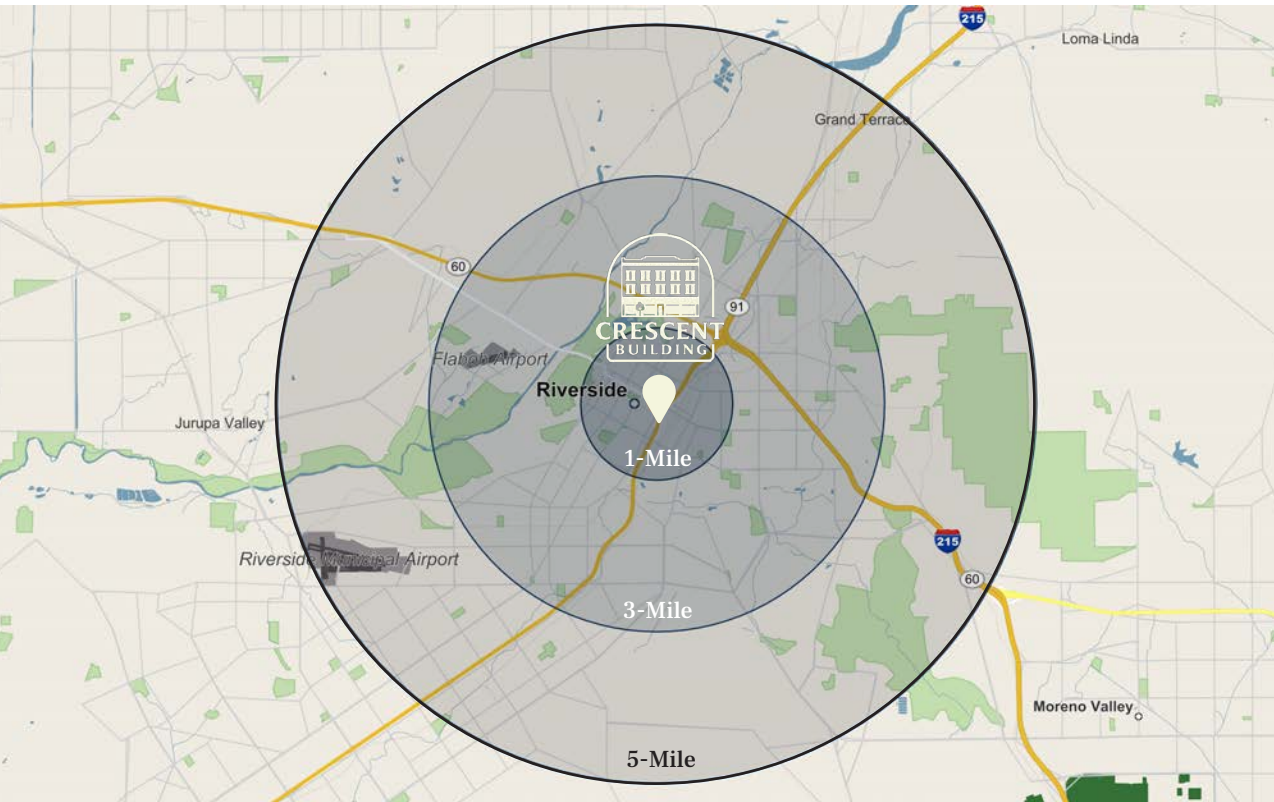




03

LOCATION & MARKET OVERVIEW

RIVERSIDE, CALIFORNIA



CITY HIGHLIGHTS



245,284
2025 POPULATION



\$104,249
2025 AVERAGE HOUSEHOLD INCOME



77,093
2025 TOTAL HOUSEHOLDS



± 58 Minute Drive
TO LOS ANGELES, CA

PALM SPRINGS

58
MILES

LOS ANGELES

58
MILES

SAN DIEGO

100
MILES

FRESNO

255
MILES

SAN FRANCISCO

425
MILES

SACRAMENTO

505
MILES

RIVERSIDE-SAN BERNARDINO OVERVIEW

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

STRATEGIC LOCATION

Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.

DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.

STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

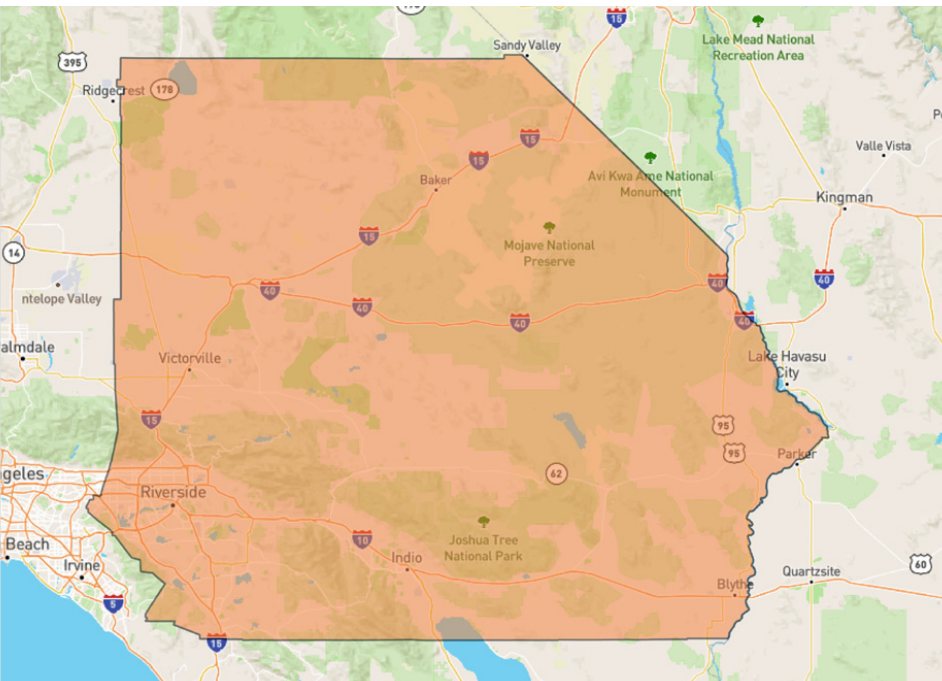
ECONOMY

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	19,322	119,627	251,367
2025 Estimate			
Total Population	19,195	116,566	245,284
2020 Census			
Total Population	19,321	113,240	239,471
2010 Census			
Total Population	18,629	110,282	228,327
Daytime Population			
2025 Estimate	36,020	170,209	292,998
HOUSEHOLDS			
2030 Projection			
Total Households	6,197	38,520	79,185
2025 Estimate			
Total Households	6,122	37,411	77,093
Average (Mean) Household Size	3.0	3.0	3.1
2010 Census			
Total Households	5,978	35,292	73,108
2010 Census			
Total Households	5,377	33,558	69,149
Occupied Units			
2030 Projection	6,692	40,417	82,750
2025 Estimate	6,610	39,247	80,570
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$150,000 or More	14.4%	18.1%	21.4%
\$100,000-\$149,999	17.3%	18.4%	20.4%
\$75,000-\$99,999	15.6%	13.7%	13.7%
\$50,000-\$74,999	15.8%	16.0%	15.8%
\$35,000-\$49,999	10.4%	10.1%	9.6%
Under \$35,000	26.5%	23.6%	19.1%
Average Household Income	\$85,735	\$94,995	\$104,249
Median Household Income	\$71,430	\$77,661	\$87,338
Per Capita Income	\$29,305	\$31,935	\$34,035

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$79,252	\$82,371	\$87,167
Consumer Expenditure Top 10 Categories			
Housing	\$31,443	\$32,507	\$34,251
Transportation	\$13,158	\$13,624	\$14,282
Food	\$11,557	\$11,884	\$12,469
Personal Insurance and Pensions	\$10,323	\$10,796	\$11,590
Entertainment	\$3,595	\$3,714	\$3,977
Apparel	\$2,545	\$2,662	\$2,788
Cash Contributions	\$1,940	\$2,095	\$2,327
Education	\$1,479	\$1,588	\$1,711
Personal Care Products and Services	\$1,049	\$1,114	\$1,188
Alcoholic Beverages	\$656	\$704	\$757
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	19,195	116,566	245,284
Under 20	26.6%	28.1%	26.7%
20 to 34 Years	26.7%	27.6%	26.0%
35 to 39 Years	8.5%	7.1%	7.0%
40 to 49 Years	13.0%	11.7%	11.9%
50 to 64 Years	15.4%	14.9%	16.2%
Age 65+	9.7%	10.7%	12.2%
Median Age	33.0	33.0	34.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	12,735	71,812	156,369
Elementary (0-8)	12.4%	9.8%	9.6%
Some High School (9-11)	12.3%	9.6%	9.2%
High School Graduate (12)	27.5%	26.7%	26.9%
Some College (13-15)	20.9%	21.5%	21.6%
Associate Degree Only	7.2%	7.6%	7.7%
Bachelor's Degree Only	12.5%	14.4%	14.6%
Graduate Degree	7.2%	10.3%	10.4%



04

FINANCIAL ANALYSIS

PRICING

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PRICING SUMMARY

Price:	\$2,500,000	
Down Payment:	\$1,000,000	<i>40% Down Payment</i>
Current Cap Rate:	-	Cash-on-Cash: -
ProForma Cap Rate:	10.08%	ProForma Cash-on-Cash: 11.70%
<u>Costs Incurred by New Owner</u>		
TI & Leasing Commission @ \$75 PSF	\$1,380,000	
Year Built/Renovated:	1910	
Total Building Size:	16,600	
Price Per Square Foot:	\$151	Zoning: C3
Lot Size (SF):	11,761	Land Per Sq. Ft.: \$213

NEW FINANCING

LTV:	60%
Balance:	\$1,500,000
Term:	5
Rate:	6.40%
Amortization:	30
Maturity Date:	Mar-2031
Yearly Payment:	\$112,591

FINANCIAL SUMMARY

	Current		ProForma	
Total Rental Income (GLA):	\$70,380		\$446,400	
Expense Reimbursements:	\$0	0%	\$37,038	54%
Total Gross Revenue:	\$70,380		\$483,438	
Vacancy Factor:	(\$3,519)	5.0%	(\$24,172)	5.0%
Operating Expenses:	(\$68,150)	97%	(\$68,150)	15%
Net Operating Income (NOI):	\$1,289	-0.05%	\$391,116	10.08%
First Trust Deed/Mortgage:	\$112,591		\$112,591	
Pre-Tax Cash Flow:	(\$113,880)	-11.39%	\$278,525	11.70%
Interest Payment:	\$95,505		\$94,378	
Principle Payment:	\$17,086		\$18,213	
Total Return:	\$96,794	-9.68%	\$296,738	12.47%

ESTIMATED EXPENSES

Property Tax:	\$31,250
Insurance:	\$23,000
Maintenance & Repair:	\$2,500
Water/Sewer:	\$1,200
Electric:	\$6,600
Janitorial:	\$3,600
Total Expenses:	\$68,150
Expenses Per Sq. Ft (GLA):	\$0.34

RENT ROLL

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RENT ROLL - CURRENT

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSE/Mo</u>	<u>Rent PSE/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
1st Floor	Remedy Bail Bonds	4%	660	\$1,365	\$16,380	\$2.07	\$24.82	MG	MTM	MTM	-	-
1st Floor	Escape Room	4%	650	\$1,100	\$13,200	\$1.69	\$20.31	MG	MTM	MTM	-	-
1st Floor	D Town Smoke Shop	12%	2,000	\$3,400	\$40,800	\$1.70	\$20.40	MG	MTM	MTM	-	-
1st Floor	Vacant	38%	6,350	-	-	-	-	-	-	-	-	-
Upstairs	Vacant	42%	6,940	-	-	-	-	-	-	-	-	-
Total / Average		100%	16,600	\$5,865	\$70,380	\$1.82	\$21.84					
Vacancy		80%	13,290									
Occupancy		20%	3,310									

RENT ROLL - PROFORMA

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSE/Mo</u>	<u>Rent PSE/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
1	NEW TENANT	14%	2,500	\$5,625	\$67,500	\$2.25	\$27.00	NNN	New Lease	New Lease	-	-
1	NEW TENANT	14%	2,500	\$5,625	\$67,500	\$2.25	\$27.00	NNN	New Lease	New Lease	-	-
1	NEW TENANT	14%	2,500	\$5,625	\$67,500	\$2.25	\$27.00	NNN	New Lease	New Lease	-	-
1	NEW TENANT	14%	2,500	\$5,625	\$67,500	\$2.25	\$27.00	NNN	New Lease	New Lease	-	-
2	NEW TENANT	16%	2,950	\$5,163	\$61,950	\$1.75	\$21.00	FS	New Lease	New Lease	-	-
3	NEW TENANT	16%	2,950	\$5,163	\$61,950	\$1.75	\$21.00	FS	New Lease	New Lease	-	-
Basement	NEW TENANT	14%	2,500	\$4,375	\$52,500	\$1.75	\$21.00	FS	New Lease	New Lease	-	-
Total / Average		100%	18,400	\$37,200	\$446,400	\$2.04	\$24.43					

EXCLUSIVELY LISTED BY

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