

INCOME STATEMENT
Multi-Tenant Retail/Office Building



For More Information, Please Call
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DRE License # 01322594

Property Information

Address	73880-73890 El Paseo Drive
City	Palm Desert
Zip Code	92260
Cross St.	San Luis Rey
SF	13,432
APN	627-22-024;038
Zoning	D (Downtown)
Year Blt	1975
Parking	Street & Rear parking
Lot Size	31,362 SF (0.72 Ac)
No. Stories	Single



Financial Information

Price	\$5,200,000.00		
Income	Gross Scheduled Income		\$368,396.40
		Less Vacancy Factor (5%)	<u>\$18,419.82</u>
	Gross Operating Income		<u>\$349,976.52</u>
Expenses	RE Taxes (On \$5.2M)	\$65,000.00	
	Insurance	\$8,734.00	
	Management Fees	\$24,000.00	
	Maintenance/Repairs	\$14,070.32	
	Licenses/Fees	\$608.00	
	Electricity	\$853.22	
	Natural Gas	\$993.19	
	Sewer & Water	\$3,532.21	
	Total Operating Expenses		<u>\$117,790.94</u>
	Net Operating Income		<u>\$232,185.58</u>
	CAP Rate	4.5%	
	PSF	\$387.13	

Tenant Information

73880 Building

Suite	Tenant	Space SF	Annual Rent	Lease Exp.
R-1	Dos Salon	652	\$20,762.04	7/31/2032
R-2	Harcourt Home (sub-tenant)	634	\$27,783.00	11/30/2027
R-3	Desert Indulgence	747	\$22,399.08	1/31/2028
R-4	Color Delight	651	\$19,539.12	7/31/2026
R-5	Low Maintenance Hair	807	\$25,042.08	5/31/2027

73890 Building

R-6&7	Yoga Home Studio El Paseo	1,560	\$42,000.00	3/31/2029
R-8	True Serenity Skin Care	1,000	\$23,647.56	7/31/2031
R-9	KN Nails Salon	1,082	\$32,283.72	4/14/2027
R-10	Re-Bath	1,114	\$33,696.00	7/31/2029
R-11	Blown El Paseo	2,248	\$53,417.40	12/31/2030
R-12	Bliss Chakra Spa	1,104	\$25,644.00	3/31/2031
R-13	Coco Rose	1,588	\$42,182.40	12/31/2026
Utility Room	Utility Room	245		

TOTALS	13,432	\$368,396.40
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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.