Rental Income Potential

The property offers a mix of existing rental income and additional lease-up potential across commercial, retail, storage, and residential space.

Current Rental Income

Space Type	Monthly Rent	Annual Rent
Existing Commercial Space	$3,200	$38,400
Existing Office / Service Space	$400	$4,800
Rear Finished Storage / Open Area	$950	$11,400
Total Current Income	**$4,550**	**$54,600**

Additional Rental Potential

Space	Approx. Size	Projected Rent	Annual Rent
Retail Space	Approx. 900 SF	$1,200/mo	$14,400
Residential Apartment	-	$2,500/mo	$30,000
Commercial Bay #1	1,020 SF	$1,020/mo	$12,240
Commercial Bay #2	1,020 SF	$1,020/mo	$12,240
Additional Retail Space	900 SF	$1,200/mo	$14,400
Potential Rent Adjustments	-	$200/mo	$2,400
Total Additional Potential		**$7,140/mo**	**$85,680**

Stabilized Rental Projection	Monthly	Annual
Current Rental Income	$4,550	$54,600
Additional Rental Potential	$7,140	$85,680
Total Stabilized Gross Rental Income	**$11,690**	**$140,280**

Income Highlights: Existing commercial income, two approximately 1,020 SF commercial bays, finished storage/commercial space already producing income, residential apartment rental potential, additional retail opportunities, and potential for selected commercial spaces to be structured with tenant-paid utilities.

Note: Current and projected rents are presented for general evaluation purposes. Projected rents are estimates and may vary based on market conditions, lease structure, tenant improvements, occupancy, and negotiations. Buyers should independently verify all rental and property information during due diligence.