

201 N Indian Canyon Drive

Listing Price \$1,950,000

2025 Actual Income, Projected Financials

Income	5/2025 Rent Roll
Rental Income	\$ 117,604.20
Total Income	\$ 117,604.20

Projected Expenses	%	Projected
Property Management Fee	5.0%	\$ 5,880.21
Repairs & Maintenance	5.0%	\$ 5,880.21
Security Services	3.1%	\$ 3,600.00
Pest Control	0.8%	\$ 900.00
Property Taxes (1)	20.7%	\$ 24,375.00
Landscape	1.5%	\$ 1,800.00
Property Insurance	5.1%	\$ 6,000.00
Electricity (Common)	1.5%	\$ 1,800.00
Water	1.5%	\$ 1,800.00
Trash	1.4%	\$ 1,600.00
Total Expenses	45.6%	\$ 53,635.42

Net Operating Income	\$ 63,968.78
CAP Rate	3.3%

(1) Based on 1.25% of List Price

201 N Indian Canyon

Current Rent Roll - 5/2025

Floor	Address	APN	Lease Start	Lease End	Option Term	SF	Current Rent/Mo.	Current \$/sf/Mo.	Current Annual Rent	Projected Rent/Mo.	Projected \$/sf/Mo.	Projected Annual Rent (1)
First	160 Andreas	513-094-004	6/15/2019	6/14/2024	None	390	\$ 1,575.71	\$ 4.04	\$ 18,908.52	\$ 1,579.50	\$ 4.05	\$ 18,954.00
First	170 Andreas	513-094-003	4/1/2022	3/31/2026	None	626	\$ 1,470.00	\$ 2.35	\$ 17,640.00	\$ 2,472.70	\$ 3.95	\$ 29,672.40
Second	172 Andreas	513-094-008	12/1/2021	11/30/2025	None	358	\$ 900.00	\$ 2.51	\$ 10,800.00	\$ 984.50	\$ 2.75	\$ 11,814.00
Second	174 Andreas	513-094-007	Vacant			360		\$ -	\$ -	\$ 1,000.00	\$ 2.75	\$ 12,000.00
First	180 Andreas	513-094-002	See 201 N Indian			625	See 201 N Indian Lease - Combined			\$ 2,468.75	\$ 3.95	\$ 29,625.00
Second	182 Andreas	513-094-005	5/1/2022	MTM	None	444	\$ 1,200.58	\$ 2.70	\$ 14,406.96	\$ 1,221.00	\$ 2.75	\$ 14,652.00
Second	184 Andreas	513-094-006	2/21/2022	2/28/2026	None	269	\$ 760.00	\$ 2.83	\$ 9,120.00	\$ 1,062.55	\$ 3.95	\$ 12,750.60
First	201 Indian	513-094-001	2/1/2022	12/31/2027	1 - 5 Year	683	\$ 2,894.06	\$ 4.24	\$ 34,728.72	\$ 2,902.75	\$ 4.25	\$ 34,833.00
Totals						3,755	\$ 8,800.35	\$ 2.34	\$ 105,604.20	\$ 13,691.75	\$ 3.65	\$ 164,301.00

(1) Projected Rents reflect current market rates effective 2025. Actual new rents will be determined and set at time of lease expiration dates (2025 - 2027).

201 N Indian Canyon Drive
Eight (8) Commercial Condominiums
Tax Details (8 APNs)
C-2 Zoning

Unit	APN	2025 Tax Assessment	2025 Tax	SF
First Floor				
#1	513-094-001	\$ 154,033	\$ 2,123	683
#2	513-094-002	\$ 135,575	\$ 1,898	625
#3	513-094-003	\$ 129,183	\$ 1,821	626
#4	513-094-004	\$ 92,976	\$ 1,379	390
Second Floor				
#5	513-094-005	\$ 90,562	\$ 1,350	444
#6	513-094-006	\$ 59,470	\$ 1,112	269
#7	513-094-007	\$ 73,523	\$ 1,143	360
#8	513-094-008	\$ 80,906	\$ 1,232	358
Total		\$ 816,228	\$ 12,057	3,755

NOTES:

- 1) New property taxes will increase substantially for a new owner/Buyer to 1.25% of the purchase price.
- 2) Commercial Condominiums 1-8
- 3) Total Land Area = 1.9 acres (8,276 sf)