

20265 Lake Chabot Road

INFORMATIONAL SUMMARY

Landlord: Chabot Building LLC

("Tenant"): Sierra Kress Dental, Partnership of K.J. Cabugao & Magann DDS, Inc.

Purchase price. \$2,700,000.

Gross Income: \$209,461.

EXPENSES

\$10,000 Insurance

\$4,438. Property Maximum tax per lease.

\$3,100. Average repairs over 6 years.

Total Expenses. \$17,538.

NET OPERATING INCOME

\$191,922.

CAP RATE - 7.10

Cap Rates for the following years estimated @ 2.3 per year adjustments on May 1st each year.

5/1/2025 Cap Rate 7.2

5/1/2026 Cap Rate 7.4

5/1/2027 Cap rate 7.7

5/1/2028 Cap rate 7.9

Note: All information provided is deemed reliable but is not guaranteed and should be independently verified.

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LEASE EXPIRATION DATE
1/31/2029

RENEWAL TERMS:

The tenant is granted (3) consecutive options to extend the term of the lease, each for a period of (5) years.

PHILLIP FAIR

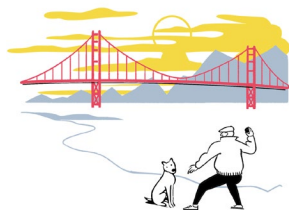
Corcoran Icon Properties

Broker - #00770636

m. 510.719.6406

o. 510.339.9290

eMail: Phil.Fair@CorcoranIcon.com



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