

Live Oak Center

30555 - 30595 Trabuco Canyon Road
Trabuco Canyon, CA 92679

FINANCIAL ANALYSIS

RENT ROLL, OPEX & PRICING

As of 11/20/2025

Rent Roll (Matrix):

Unit #	STATUS	Tenant(s)	UNIT SIZE SF	LEASE EXPIRES	ACTUAL RENT AMOUNT & PSF	PROFORMA RENT PER SF Gross	PROFORMA RENT & ACTUAL (leased)
<u>30555 Trabuco Canyon Rd.</u>							
100	leased	Feed Store	4,196	2027 + 3 3yrs	\$6,965 (\$1.66)	\$2.20	\$6,965
101	vacant		1,403			\$2.20	\$3,086
102	pending lease	Love All Animals	833	mo-to-mo	\$1,582	\$2.20	\$1,582
103	vacant		1,230			\$2.20	\$2,706
201	vacant		847			\$2.00	\$1,694
202	leased	Art Studio	560	8/31/25	\$1,120 (\$2.00)	\$2.00	\$1,120
<u>30575 Trabuco Canyon Rd.</u>							
104	leased	Hive Realty	1,134	3/31/27	\$2,288	\$2.00	\$2,288
105	vacant		1,038			\$2.20	\$2,283
106	vacant		1,566			\$2.20	\$3,445
200	vacant		1,584			\$2.00	\$3,170
<u>30595 Trabuco Canyon Rd.</u>							
	Leased	U.S Post Office	3,965	2029 + one 5yrs	\$8,891 (\$2.24)	\$2.50	\$8,891
TOTAL:			18,349 SF		\$20,846		+\$37,468

Annualized OPEX:

	CURRENT	PROFORMA			CURRENT	PROFORMA
Gross Potential Rental Income	\$231,168	\$449,616	Real Estate Taxes:	+1.028%	\$34,340	+\$52,715
Less: 4% Vacancy		(\$17,985)	Insurance	\$1.9/sf	\$37,500	+\$38,500
Effective Gross Income		\$431,631	Repair & Maintenance:	\$0.70/sf	\$12,000	+\$12,000
Less: Operating Expenses		(\$127,946)	Utilities (Common Areas):	\$/unit	+\$9,500	+\$11,500
			Landscaping:	\$550/mo	\$4,200	+\$6,600
Miscellaneous Other Income:		\$0.0	Management Fee:	2.5%	\$0.0	+\$8,066
Proforma Net Operating Income (NOI):		\$303,685	Total Expenses (CAM): \$7.06/yr.:			+\$127,946
before Debt Service						