

**INCOME STATEMENT**  
Investment Property



For More Information, Please Call  
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DRE License # 00684680

**Property Information**

**Address** 74725 Joni Drive  
**City** Palm Desert  
**Zip Code** 92260  
**Cross St.** Velie Way  
**SF** 9,416  
**APN** 624-071-027  
**Zoning** SI (Service Industrial)  
**Year Blt** 1978  
**Lot Size** 22,651  
**No. Stories** Single



**Comments**

Tenant has (2) years left on lease with a (5) year option to renew.

**Financial Information**

<b>Price</b>	<b>\$1,890,000.00</b>	
<b>Income</b>	<b>Gross Scheduled Income</b>	\$145,476.00
	<b>Gross Operating Income</b>	<u><u>\$145,476.00</u></u>
<b>Expenses</b>	<b>RE Taxes</b>	\$23,200.00
	<b>Insurance</b>	\$6,854.00
	<b>Water</b> Tenant	\$0.00
	<b>Landscaping</b> Tenant	\$0.00
	<b>Association Dues</b>	\$360.00
	<b>Total Operating Expenses</b>	<u><u>\$30,414.00</u></u>
	<b>Net Operating Income</b>	<u><u>\$115,062.00</u></u>
	<b>CAP Rate</b>	6.1%
	<b>PSF</b>	\$200.72

**Tenant Information**

<b>Suite</b>	<b>Tenant</b>	<b>Space SF</b>	<b>Monthly Total</b>	<b>Lease Exp.</b>
74725	Palms to Pines Automotive	9,416	\$12,123.00	7/6/2027
<b>TOTALS</b>		<b>9,416</b>	<b>\$12,123.00</b>	

**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.