

INVESTMENT VALUATION

Address: 123-129 N. Glendora Ave., Glendora, CA 91741

Annual Income

Suite 123 \$6,000
Suite 127 \$1,824
Suite 129 \$1,711
\$9,535 per month

\$114,420

Estimated Expenses (provided by Seller):

Property Taxes (*estimated at 1.24%*) \$23,000
Insurance (*estimated*) \$3,000
Water 127 & 129 N. Glendora Ave. (*estimated*) \$1,700

Total Expenses

\$27,700

Net Income

\$86,720

Notes:

1. This valuation has been prepared for discussion purposes only. Buyer is responsible to review actual invoices and determine their own expenses in order to make any valuation determinations.