



OPERATING STATEMENT

Courtesy: Coldwell Banker Commercial

1367 E. Lassen Ave.

Rent Schedule:							
Unit	Tenant	Sq. Ft.	Monthly Lease	Rent/Sq. Ft.	Annual NNN		
A-1	OES	8,168	\$ 10,290.00	\$ 1.25	\$ -	\$ -	\$ 123,480
A-2	Vacant	5,082		\$ 1.40	\$ -	\$ -	\$ -
B-1	Far Northern	8,168	\$ 11,489.00	\$ 1.39	\$ -	\$ -	\$ 137,868
B-2	Far Northern	3,100		\$ 1.39	\$ -	\$ -	\$ -
B-3	Far Northern	3,100		\$ 1.39	\$ -	\$ -	\$ -
		27618	\$ 21,779.00	\$ 0.789	\$ -	\$ -	\$ 261,348

Operating Data:		
Scheduled Rent Income	\$	261,348.00
Other Income/NNN		
Scheduled Gross Income	\$	261,348.00
Less Vacancy	\$	-
Effective Gross Income	\$	261,348.00
Less Expenses	\$	65,337.00
Net Operating Income	\$	196,011.00

Property:	
Address	1750 Humboldt Rd.
City	Chico
Zoning	OR - Office Residential

NNN	\$	-
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Expenses:						
Expense	Amount	% of Annual Gross Scheduled	Annual	\$/Sq.	Monthly	
Taxes						
Insurance						
Carpet & Flooring						
Cleaning						
Pest Control						
Heating & Air						
Landscaping						
Locksmith						
Repairs & Maintenance						
Miscellaneous						
PG& E						
Sewer						
Water						
Trash						
Credit Service						
Broker Fees						
Advertising		0.0%	\$ -	\$ -	\$ -	
Total Expenses	\$ 65,337	25.00%	\$ -	\$ -	\$ -	

Gross Lease. Landlord Pays all Operating Expenses including Taxes, Insurance and Common Area Maintenance.

Currently using "Projected Expenses" of 25% until actual Expenses are known.

If Actual Expenses Not Known, use the projected expenses:	25%	\$ 65,337
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SUMMARY:	Asking Price:	\$ 2,650,000
	Asking CAP Rate:	7.40%
	Asking per Sq. Ft.	\$ 95.95

Mike Donnelly

530-828-0011

	6.00%	6.50%	7.00%	7.50%	8.00%	8.50%
VALUE BASED ON CAP	\$ 3,266,850	\$ 3,015,554	\$ 2,800,157	\$ 2,613,480	\$ 2,450,138	\$ 2,306,012
COST PER SQ. FT.	\$ 118.29	\$ 109.19	\$ 101.39	\$ 94.63	\$ 88.72	\$ 83.50