

Property Summary

Address:	2016 E. Main St. Ventura, CA 93001
Property Type:	Mixed-Use
Asking Price:	\$1,415,000
Price Per S/F:	\$337
Parcel #:	073-0-203-020
Building Area ±:	4,195
Land Area ±:	3,817
Zoning:	C1
Parking:	Street
Frontage ±:	32' on E. Main St.
Year Built:	1927



Rent Roll

SUITE	TENANT	± SF	LEASE END	CURRENT MONTHLY BASE RENT	BASE RENT S/F	PROFORMA MONTHLY BASE RENT	BASE RENT S/F	INCREASES	OPTIONS	LEASE TYPE
2016 E. Main St.	Clemente Baking Co.	650	9/30/2029	\$1,620	\$2.49	\$1,823	\$2.80	10/1/2026 - 9/30/2027 - \$1,823 10/1/2027 - 9/30/2028 - \$1,932 10/1/2028 - 9/30/2029 - \$2,048	None	MG
2020 E. Main St.	Ted Kraut	650	9/30/2027	\$1,628	\$2.50	\$1,758	\$2.70	10/1/2025 - 9/30/2026 - \$1,758 10/1/2026 - 9/30/2027 - \$1,898	None	MG
	VACANT Office- A (2nd floor)	650				\$1,463	\$2.25			GROSS
	Office- B (2nd floor)	650	6/30/2026	\$1,300	\$2.00	\$1,375	\$2.12	7/1/2025 - 6/30/2026 - \$1,375	None	GROSS
Ground Floor Apt	2 Bed + 1 Bath	800	MM	\$2,388		\$3,000				
2nd Floor Apt	2 Bed + 1 Bath	800	12/31/2025	\$2,595		\$3,000				
	Billboard		MM	\$300						
TOTAL				\$9,831		\$12,419				

Financials

CURRENT FINANCIALS

ASKING PRICE: **\$1,415,000**

Current Monthly Base Income: \$ 9,831

TOTAL MONTHLY INCOME: \$ 9,831

GROSS ANNUALIZED OPERATING INCOME: \$ **117,972**

Vacany Rate \$ -

GROSS OPERATING INCOME: \$ **117,972**

ANNUALIZED OPERATING EXPENSES:

New Property Taxes (1.16%) \$ 16,414

Property Insurance \$ 5,232

Utilities \$ 2,128

Repairs \$ 3,760

Maintanance \$ 3,292

TOTAL ANNUAL EXPENSES (EST): \$ **30,826**

NET OPERATING INCOME: \$ **87,146**

CAP RATE:	6.16%
Price per/sf building:	\$ 337
Price per/sf land:	\$ 371

PROFORMA FINANCIALS

ASKING PRICE: **\$1,415,000**

Proforma Monthly Base Income: \$ 12,419

TOTAL MONTHLY INCOME: \$ 12,419

GROSS ANNUALIZED OPERATING INCOME: \$ **149,022**

Vacany Rate 5% \$ 7,451

GROSS OPERATING INCOME: \$ **141,571**

ANNUALIZED OPERATING EXPENSES:

New Property Taxes (1.16%) \$ 16,414

Property Insurance \$ 5,232

Utilities \$ 2,128

Repairs \$ 3,760

Maintanance \$ 3,292

TOTAL ANNUAL EXPENSES (EST): \$ **30,826**

NET OPERATING INCOME: \$ **110,745**

CAP RATE:	7.83%
Price per/sf building:	\$ 337
Price per/sf land:	\$ 371
