

100% Occupancy

2025	Projected to Yearly	January	February	March	April	May	June	July	August	September	October	November	December
Riverside Public													
Utilities													
Water/Sewer/Electrical	\$40,430.00	\$3,014.47	\$3,249.88	\$2,927.76	\$3,074.75	\$3,226.33	\$3,435.98	\$4,152.75	\$4,772.45	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Insurance	\$13,556.16	\$1,129.28	\$1,129.28	\$1,129.28	\$1,129.28	\$1,129.28	\$1,129.28	\$1,129.28	\$1,129.28	\$1,129.28	\$1,129.28	\$1,129.28	\$1,129.28
Taxes	\$28,245.64	\$2,353.80	\$2,353.80	\$2,353.80	\$2,353.80	\$2,353.80	\$2,353.80	\$2,353.80	\$2,353.80	\$2,353.80	\$2,353.80	\$2,353.80	\$2,353.80
Elevator	\$2,400.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Internet Service/Phone	\$1,754.28	\$146.24	\$146.24	\$146.24	\$146.24	\$146.24	\$146.24	\$146.24	\$146.24	\$146.24	\$146.24	\$146.24	\$146.24
Waste	\$4,176.24	\$341.67	\$341.67	\$341.67	\$341.67	\$341.67	\$341.67	\$354.37	\$354.37	\$354.37	\$354.37	\$354.37	\$354.37
Back Flo Test	\$200.00				\$200.00								
	\$90,762.32	\$7,185.46	\$7,420.87	\$7,098.75	\$7,445.74	\$7,397.32	\$7,606.97	\$8,336.44	\$8,956.14	\$7,183.69	\$7,183.69	\$7,183.69	\$7,183.69
Projected Net	\$461,237.68	\$38,814.54	\$38,579.13	\$38,901.25	\$38,554.26	\$38,602.68	\$38,393.03	\$37,663.56	\$37,043.86	\$38,816.31	\$38,816.31	\$38,816.31	\$38,816.31

Current monthly rental \$45,744.88 / \$548,938.56

SUITE	SQFT	TENANT	NOTES	DEPOSIT	LATE FEE	RENT
2	130	Daniel Gil 951-500-7025 Icon Driving School trdeconomy@hotmail.com		\$1,200.00	\$75.00	\$293.00
4 w/6	340	David Jackson 951-660-9926 Matko Electronic accounting@matko.com		\$400.00	\$75.00	\$765.00
6		David Jackson 951-660-9926 Matko Electronic accounting@matko.com				
8	190	Deborah Gil 951-956-7474 TRD Economy Driving School trdeconomy@hotmail.com		\$1,200.00	\$75.00	\$428.00
10	165	Juan Duran & Yessenia Saldana 615-517-5551	Paid 1 year, due 3/31/25 \$3,600.00	\$-	\$75.00	\$400.00
12	295	Yesinia Torres 951-732-6167 10 Legal Document Assistant 10legalassistant@gmail.com		\$1,000.00	\$75.00	\$664.00
14	165	Dave Thomas Ronsin Litigation Support Services Inc Kerry: 909-594-5995 ex:206 (payables) kerryeden@ronsin.com	Joey Albarracin (ass.) 626-893-1079 joeyalbarracin@ronsin.com	\$300.00	\$75.00	\$454.00
16 w/6	254	Ella Kostenko ella.dispatch@gmail.com			\$0.00	\$650.00
18	226	Gloria Corona 951-966-5301 Primerica coronagloria54@yahoo.com		\$150.00	\$75.00	\$509.00
20	190	Christopher Guldjian 714-580-3875 Guldjian Law APC guldjian@glawg.com	Yan Li (ass.) 714-882-5800 ylli@glawg.com	\$300.00	\$75.00	\$400.00
22	240	John Lee 951-742-7480/ 951-445-5564 Tech Pros Pest Control Inc. leefamily_04@hotmail.com	Office # 951-242-1112 info@techprospestcontrol.com	\$300.00	\$75.00	\$480.00
24	142	Chanel Moore 818-220-2494 chanelmoore33@gmail.com		\$320.00	\$0.00	\$320.00
26	160	Louise Cross 951-732-0018 Cross Country Trucking cross@crosscountry.com	Diane (assistant.) Mailbox for daughter: A11	\$275.00	\$75.00	\$300.00
28	108	Jennifer Cisneros 909-462-3548 Finest Studio cisneroslenny60@gmail.com		\$300.00	\$75.00	\$300.00

SUITE	SQFT	TENANT	NOTES	DEPOSIT	LATE FEE	RENT
30	249	Blanca Alvarez 818-321-1286 Real Estate balvarezrealtor@yahoo.com		\$-	\$0.00	\$250.00
32	25				\$0.00	\$-
34	185	Craig Gordon 424-312-9663 Done Deal Trucking donddealtruckingllc@gmail.com	Latisha "Tisa" (assistant.) 310-720-2965 (cell)	\$300.00	\$75.00	\$492.00
36	195	Beverly Brown Goddess Mink 909-699-8610 Beverlybrown27@gmail.com		\$450.00	\$75.00	\$450.00
38	175	Freddy Pulido 951-581-8109 Analysis Income Tax fpulido.ait@gmail.com		\$275.00	\$75.00	\$394.00
40	275	Ravinder S. Miglani 951-892-2109 AIM Medical Transport ravl@singhride.com		\$225.00	\$75.00	\$500.00
42	227	Aseem Kakkar info@glassfabricationinc.com Glass Frabrication			\$75.00	\$600.00
44 w/46	2800	Aseem Kakkar info@glassfabricationinc.com Glass Frabrication	Warehouse			\$3,000.00
46	240	Aseem Kakkar info@glassfabricationinc.com Glass Frabrication				
48	M.B	Matthew Coven 9518429058 onlineappliancepartshub@gmail.com Appliance Parts Hub			\$75.00	\$100.00
50	M.B	Louise Cross 951-732-0018 Bright Path				*charged once 100.00
TOWER		T-Mobile 516-279-1201 913-315-9373 francy.2.romero@t-mobile.com	CELL Tower	AUTO Payment		\$2,005.88
102	750	Janet Enriquez 951-660-9566 Shape of You Beauty reyes.janet153@gmail.com	Mon-Fri: 9am - 6pm janet@shapeofyoubeauty.com	\$1,550.00	\$75.00	\$1,550.00

Syr
Lease

7yr.
Lease

SUITE	SQFT	TENANT	NOTES	DEPOSIT	LATE FEE	RENT
104	1295	Diva Chavez 951-569-2722 Diva Chavez Co. diva@glamourss.com	Mon-Fri: 9am -7pm Jesse (Ass.) 951-598-9121	\$2,600.00	\$75.00	\$2,600.00
106	680	John Baker 951-321-9531 Baker Oven LLC johnbakerdm@gmail.com		\$1,200.00	\$75.00	\$1,300.00
100	738	John Moser 951-220-5888 A-1 CPR Training John.moser539@gmail.com		\$1,400.00	\$75.00	\$1,400.00
110	1220	Diva Chavez 951-569-2722 Diva Chavez Co. diva@glamourss.com		\$2,300.00	\$75.00	\$2,300.00
112 w/ 114	1535	Whiteside Manor Inc 951-788-9515 Ron: 951-206-7864 rvervick@yahoo.com	Ana (Office Manager) 951-515-7680 anna.ebina09@gmail.com	\$3,070.00	\$100.00	\$3,070.00
114	-	Whiteside Manor Inc 951-788-9515 Ron: 951-206-7864 rvervick@yahoo.com				
116 w/118	812	Emerald Taylor 951-334-8032 Transformation Wellness Club emeraldvtaylor21@icloud.com	Mon-Sat: 10am -7pm	\$1,235.00 (transferred)	\$75.00	\$1,400.00
118	833	Emerald Taylor 951-334-8032 Transformation Wellness Club emeraldvtaylor21@icloud.com	Mon-Sat: 10am -7pm	\$1,235.00 (transferred)	\$75.00	\$1,700.00
202	850	Karen La Madrid 619-947-0125 Law Office - karen.klm.law@gmail.com 951-224-9209	Work hours: M-TH Andre 909-919-0258 andre.klm.law@gmail.com	\$500.00	\$75.00	\$1,700.00
204	1365	Stacy Albelals 951-258-9191 Law Office of - office@familylawforyou.com	Melissa (assistant) 951-686-8662 ex.2	\$350.00	\$75.00	\$2,500.00
206	341	Jamia Abston (Mia) 909-485-9014 Photography by Mia jamia.abston@gmail.com		\$498.00	\$75.00	\$768.00
208	182	Juan Medina Luna Medina Wealth Management Juan@medinawealth.com		\$400.00	\$75.00	\$400.00
210	290	Sullman "Simon" Wall 818-738-6570 American Global Security Inc simon@agsportal.com		\$630.00	\$75.00	\$630.00
212	317	Ronald Wilson 909-202-7070 Ricci Bros Transport Logistic Ricci Bros Transport Logistic		\$790.00	\$75.00	\$790.00
214	162	Robert Vetchtein Law Office of Motorcycles Assistant: Chris 951-899-4741	crodbiz@gmail.com	\$350.00	\$75.00	\$400.00
216	158	Roberto Morton AKA BETO LLC (951)758-9810		\$490.00	\$75.00	\$490.00

SUITE	SQFT	TENANT	NOTES	DEPOSIT	LATE FEE	RENT
218 w/220	1390	Domingo Lopez 951-892-3453		\$4,700.00	\$75.00	\$4,700.00
220	1045	Domingo Lopez 951-892-3453				
222	1068	Paul Samuels Arnold 909-559-4062 Joyful Minds Treatment Center contact@detoxatc.com		\$2,030.00	\$75.00	\$2,030.00
224	1131	Rene Iraeta 909-418-7786 Square One Services info@squareonecreditservices.com	Angel (Office Manager) 310-598-9647 angelgrier3480@gmail.com	\$2,262.00	\$75.00	\$2,262.00
					TOTAL:	\$45,744.88