

INCOME STATEMENT
Office Building



For More Information, Please Call
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DRE License # 01322594

Property Information

Address 73726 Alessandro
City Palm Desert
Zip Code 92260
Cross St. San Luis Rey
SF 18,183
APN 627-171-021;023
Zoning DE-O Downtown Edge Overlay
Year Blt 2004
Parking Plenty Including Covered Parking
Lot Size .47 Acres
No. Stories Two



Financial Information

Price	\$2,990,000.00	
Income	Gross Scheduled Income	\$247,020.00
	Gross Operating Income	<u>\$247,020.00</u>
Expenses	RE Taxes	\$30,851.23
	Insurance	\$10,782.00
	Water	\$6,103.35
	Maintenance & Repair	\$1,373.89
	Elevator	\$4,458.33
	Cleaning/Supplies	\$5,847.00
	Electricity	\$6,697.03
	Trash	\$1,697.72
	Landscape	\$7,100.00
	Management Fees	\$9,000.00
	Fire/Security Monitoring	\$1,611.34
	Pest Control	\$639.00
	Total Operating Expenses	<u>\$86,160.89</u>
	Net Operating Income	<u>\$160,859.11</u>
	CAP Rate	5.4%
	PSF	\$164.44

Tenant Information

Suite	Tenant	Space SF	Monthly Total	Lease Exp.
101	Coast Capital	2,211	\$2,545.00	M-M
102	Leaps Services	2,480	\$3,500.00	7/31/2028
103	Dori Schneider	2,527	\$2,400.00	3/31/2026
104	Ed Fuches Design	1,826	\$2,100.00	7/31/2026
200/202	Home Instead Senior Care	4,737	\$4,975.00	8/31/2028
201	Leaps Services	1,767	\$2,295.00	7/31/2027
203	All Desert Wellness Centers	2,635	\$2,770.00	12/31/2025
TOTALS		18,183	\$20,585.00	

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.