

Property Name 1191 W. Tennyson Rd.
 Location Hayward
 Type of Property Medical Office & Retail
 Size of Property 6,150 (Sq. Ft./Units)

Purpose of analysis All Cash Analysis

Assessed/Appraised Values		
Land	0	75%
Improvements	0	25%
Personal Property	0	0%
Total	0	100%

Adjusted Basis as of 14-Jan-26 \$3,066,600

Annual Property Operating Data

Purchase Price	3,066,600
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	
Equals Initial Investment	3,066,600

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st						
2nd						

ALL FIGURES ARE ANNUAL		\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME			244,500	GRM: 12.54
2	Less: Vacancy & Cr. Losses		(of PRI)		CAP: 6.00%
3	EFFECTIVE RENTAL INCOME			244,500	IRR: 7.40% (annual yield, 5-year period)
4	Plus: Other Income (collectable)				
5	GROSS OPERATING INCOME			244,500	
OPERATING EXPENSES:					
7	Real Estate Taxes			27,500	
8	Personal Property Taxes				
9	Property Insurance			9,000	
10	Off Site Management				
11	Payroll				
12	Expenses/Benefits				
13	Taxes/Worker's Compensation				
14	Repairs and Maintenance				
Utilities:					
15	Common Area Maintenance			24,000	
16					
17					
18					
19	Accounting and Legal				
20	Licenses/Permits				
21	Advertising				
22	Supplies				
23	Miscellaneous Contract Services:				
24					
25					
26					
27					
28					
29	TOTAL OPERATING EXPENSES			60,500	
30	NET OPERATING INCOME			184,000	
31	Less: Annual Debt Service			-	
32	Less: Participation Payments (from Assumptions)			-	
33	Less: Leasing Commissions			-	
34	Less: Funded Reserves			-	
35	CASH FLOW BEFORE TAXES			184,000	