

## Rent Roll - 1023 Chestnut Street

As of: 09/22/2025

Unit	Tenant	Sqft	Rent
Parking Spaces	Witheld		\$ 4,338.81
1023-1023B	Witheld	3,578	\$ 7,620.00
1590	Witheld	4,050	\$ 8,795.00
1590B	Witheld	2,550	\$ 13,526.50
1592 (warehouse)	Witheld	1,087	\$ 1,630.50
<b>Monthly</b>		<b>11,265</b>	<b>\$ 35,910.81</b>
Annual			\$ 430,929.72

Lease From	Lease To	Monthly Rent / SF	Annual Rent / SF
07/01/2023	07/31/2026		
01/01/2024	12/31/2028	2.13	25.56
11/01/2023	12/31/2029	2.17	26.06
12/01/2020	11/30/2026	5.30	63.65
PRO FORMA - currently vacant		1.50	18.00
		<b>2.94</b>	<b>35.30</b>

## Cash Flow - 12 Month

**Properties:** 1023 Chestnut Street 1590 Marshall Street Redwood City, CA 94063

**Period Range:** Sep 2024 to Aug 2025

Account Name	Total
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### Operating Income & Expense

#### Income

Base Rent - Actual	403,429.39
Utilities Reimbursement	37,878.73
<b>Total Operating Income</b>	<b>441,308.12</b>

#### Expense

##### PROFESSIONAL FEE/LICENSE

Management Fee	16,493.93
Lease Commissions	33,749.74
<b>Total PROFESSIONAL FE</b>	<b>50,243.67</b>

##### UTILITIES

Electricity	37,783.39
Gas	5,358.36
Water, Sewer, & Storm	4,516.63
<b>Total UTILITIES</b>	<b>47,658.38</b>

##### REPAIRS AND MAINTENANCE

General Maintenance R	4,981.92
Maintenance Materials	518.43
HVAC Maint. & Repairs	7,973.47
Electrical and Lighting M	57.11
Landscaping Service	4,896.00
Painting Services	83.39
Plumbing Maint. & Repa	331.00
<b>Total REPAIRS AND MAI</b>	<b>18,841.32</b>

##### TAXES & INSURANCE

Insurance	4,272.75
Porperty Tax @ \$5.1M	54,918.75
<b>Total TAXES &amp; INSURAN</b>	<b>59,191.50</b>
<b>Total Operating Expense</b>	<b>175,934.87</b>

**NOI - Net Operating Income** **265,373.25**

Sale price	Tax rate
\$ 5,050,000.00	1.088%