

PROPERTY INFORMATION

ADDRESS **110 E Anaheim Street**
Long Beach CA 90813

SALE PRICE	\$2,200,000
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Monthly Rent (Rent \$11,207, NNN \$3072)	\$14,279.70
YEARLY Rent Total	\$171,356.40
EXPENSE	\$36,860
YEARLY Net Income	\$134,496.40

CAP RATE **6.11%**

YEAR BUILT 2008

BUILDING GROSS SQUARE FEET	4,467 SF
PRICE/SF	\$492.50

LOT SIZE: 13,930 SF

PARKING SPACES 20

TENANTS	LPB Convenient Store
	Veronica Insurance

PROPERTY TYPE: Retail

APN 7273-004-042

RENT ROLL / TENANT INFORMATION

TENANT	SQFT	%	LEASE START	LEASE EXPIRE	OPTIONS	RENT	NNN	TOTAL	RENT INCREASE
LPB Convenience Store	2,820	64%	2/5/2017	2/4/2027	2 x 5 year	\$ 6,590.37	\$1,966.00	\$8,556.37	3% Annually
Veronica's Insurance	1,620	36%	11/7/2016	11/6/2025	1 x 3 year	\$ 4,617.33	\$1,106.00	\$5,723.33	3% Annually
Total	4,440	100%				\$ 11,207.70	\$ 3,072.00	\$14,279.70	

INCOME, EXPENSE & CAP RATE

Cap Rate: 6.11% (Gross net \$134,496/Selling price \$2,200,000)

TENANT	SQFT	%	RENT	NNN	RENT + NNN	REMARKS
LPB Convenience Store	2,820	64%	\$ 6,590.37	\$ 1,966.00	\$ 8,556.37	Monthly
Veronica's Insurance	1,620	36%	\$ 4,617.33	\$ 1,106.00	\$ 5,723.33	Monthly
Monthly Total			\$ 11,207.70	\$ 3,072.00	\$ 14,279.70	Monthly
Gross Scheduled Income	4,440	100%	\$ 134,492.40	\$ 36,864.00	\$ 171,356.40	Annual
Expense					\$ 36,860.00	Annual
Gross Net Income					\$ 134,496.40	Annual

EXPENSE DETAIL

	AMOUNT/Year	\$/YEAR	AMOUNT/Month	Remarks
PROPERTY TAXES	\$23,789.00	\$5.41	\$1,982.42	
INSURANCE	\$1,989.00	\$0.45	\$165.75	
ELEC	\$1,216.00	\$0.28	\$101.33	
WATER/GAS/TRASH	\$5,248.00	\$1.19	\$437.33	
CLEANING	\$4,200.00	\$0.95	\$350.00	
BUSINESS LICENSE	\$418.00	\$0.10	\$34.83	
		\$0.00	\$0.00	
		\$0.00	\$0.00	
TOTAL	\$36,860.00	\$8.38	\$3,071.67	