

**INCOME STATEMENT**  
Multi-Tenant Office Investment



**For More Information, Please Call**  
**Matthew Longstreth (760) 773-3310**

[matthew@baxleyproperties.com](mailto:matthew@baxleyproperties.com)

BRE# 01322594

**Property Information**

**Address** 42575 Melanie Place  
**City** Palm Desert  
**Zip Code** 92211  
**Cross St.** Sheryl Ave & Cook St  
**SF** 20,000  
**APN** 634-260-031  
**Zoning** SI  
**Year Blt** 1986  
**Parking** 58 Spaces  
**Lot Size** 1.22 Ac (53,143 SF)



**Financial Information**

<b>Price</b>	<b>\$4,150,000.00</b>	<b>ACTUAL</b>
<b>Income</b>	<b>Gross Scheduled Income</b>	<b>\$313,740.00</b>
	Tenant Exp. Contr.	\$0.00
	Less Vacancy Factor (10%)	\$0.00
	<b>Gross Operating Income</b>	<b>\$313,740.00</b>
2024-2025		
<b>Expenses</b>	<b>RE Taxes</b>	<b>\$19,885.00</b>
	<b>Management</b>	<b>\$10,800.00</b>
	<b>Insurance</b>	<b>\$4,511.00</b>
	<b>Electricity</b>	<b>\$3,143.00</b>
	<b>Water</b>	<b>\$3,500.00</b>
	<b>Landscaping</b>	<b>\$6,220.00</b>
	<b>Fire &amp; Security - Telephone</b>	<b>\$5,206.00</b>
	<b>Maintenance</b>	<b>\$2,645.00</b>
	<b>Trash</b>	<b>\$7,546.00</b>
	<b>Total Operating Expenses</b>	<b>\$63,456.00</b>
	<b>Net Operating Income</b>	<b>\$250,284.00</b>
	<b>CAP Rate</b>	<b>6.0%</b>
	<b>PSF</b>	<b>\$207.50</b>

**Tenant Information**

<b>Suite No.</b>	<b>Tenant</b>	<b>SF</b>	<b>Actual Rent</b>	<b>Lease Exp</b>
A-D	Platinum Landscape	4,000	\$6,160.00	8/31/2029
Storage	CA Designs	1,000	\$500.00	12/31/2026
E	Life Saving Certified	1,000	\$1,350.00	6/30/2026
F	Perfect Pint	1,000	\$1,500.00	8/31/2027
G-H	CA Designs	2,000	\$2,660.00	12/31/2026
J	Caring Hands of the Desert	1,000	\$1,405.00	2/28/2026
K/L/M/N	Ruby Ring Inc.	4,000	\$5,000.00	3/31/2030
O	Matrix Fit	2,000	\$2,070.00	8/31/2026
P-Q	O'Living Theory	2,500	\$3,000.00	3/31/2027
R-S	Comeback Investments Inc.	1,500	\$2,500.00	3/31/2026
			<b>\$26,145.00</b>	

**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.