## 1001 - 1043 STINE ROAD BAKERSFIELD CA 93309

3 Buildings	Suite	Tenants	Rentable Square Footage	Current Monthly Rent		Pro Forma Monthly Rent	Lease Commencement	Lease Expiration
3 Buildings				.1				
2 Story Building (Occupies Entire Building)	1003	Pastor Robert Evans (Church)	5,142 RSF	\$5000.00		\$5,200	7/1/2023	\$5200 from 8/31/2026 to 8/31/2028
Middle 2 Story Building	1005	Acram Abed dba Executive Realtors	1,760 RSF	\$2000.00		\$2350.00	8/12/2019	year extension
Middle 2 Story Building	1007	Heidi Henderson dba A New You	450 RSF	\$700.00		\$1000.00	11/1/2019	Will be doing 3 year extension
Middle 2 Story Building	1011	S&L Building, Inc. (Signers: Stepen & Lacey Moreland)	1,500 RSF	\$2200.00		\$2500.00	11/1/2020	5/31/2024
Middle 2 Story Building	1009	(Before and After)	900 RSF	\$950.00		\$1,000	7/3/2023	7/31/2024
Single Story Building	1019	CitiGuard Security Services	1,029 RSF	\$1250.00		\$1500.00	10/15/2020	06/31/2025
Single Story Building		Beauty Nail Salon	720 RSF	\$1400.00		\$1500.00	6/1/2013	12/31/2024
Single Story Building	1029	Rene A. Herrera, DDS	970 RSF	\$1400.00		\$1500.00	10/1/2014	12/31/2024 12:00 AN
Single Story Building	1035	Pete Bozanich dba Bozanich Insurance Agency	700 RSF	\$1000.00		\$1500.00	4/1/2003	7/3/2023
Single Story Building	1039	Yakdan Al Qaisi	816 RSF	\$1350.00		\$1,500	2/1/2023	Month-to-Month
Single Story Building	1043	JBA Investments Inc. dba Miracle Ear of Kern County	787 RSF	\$1100.00		\$1,450.00	7/1/2005	Month-to-Month
Widdle Building 2 Story Restrooms 1005 & 1009			138 RSF					
Total	1001-1043	11 Units	14,912 RSQ	\$18,350.00		\$21,000.00		
				\$220,200.00		\$252,200.00		
			GOI Current/ ProForma	\$220,200	PRO FORMA GOI	\$252,200.00		
			Total Operating Expenses	(\$26,245)	PRO FORMA Expenses	(\$34745.00)		
			Taxes	(\$19,245)	PRO FORMA Taxes	(\$26245.00)		
			Insurance	(\$8,000)	PRO FORMA Insurance	(\$8000.00)		
			Net Operating Income (NOI)	\$193,955	PRO FORMA NOI	\$217,255.00		