

Monthly Income	SF	Monthly Net	NNN psf	Annual % Inc.	Lease Expiration	Options
Tenant	4550		19.39			
Suite 1	1137.5	\$ 1,777.34	18.75	3%	Available Now	Can be vacant
Suite 2	1137.5	\$ 2,092.05	22.07	3%	Available within 60	60 day out
Suite 3	1137.5	\$ 1,705.30	17.99	3%	31-Mar-28	one 3yr
Suite 4	1137.5	\$ 1,777.34	18.75	3%	Available Now	
Total Monthly Income		\$ 7,352.04				
Yearly Expenses				<u>Summary</u>		
RE Taxes			\$ 8,059.73		Yearly Income	\$ 88,224.50
Association			\$ 6,338.29			
Utilities			\$ 2,252.51	<u>N.O.I.</u>		\$ 88,224.50
Insurance			\$ 4,923.53	<u>Purchase Price</u>	\$psf	\$ 1,199,999.00
Property Management			\$ 1,135.02			
Total Expenses	\$ 4.99		\$ 22,709.08	<u>Cap Rate</u>		7.35%