

23152 VERDUGO DRIVE

SQ. FT	ROOM		
200	A	600	800
250	101	830	900 WINDOW OFFICE
400	102	1,180	1200
180	104	660	700
260	106	600	1000 WINDOW OFFICE
230	108	600	1000 WINDOW OFFICE
180	110	500	600
910	120	2,000	2000 OUTSIDE ENTRANCE, 2 ROOMS, PRIVATE AC
588	130	1,630	1650 OUTSIDE ENTRANCE, 2 ROOMS, PRIVATE AC
524	140	1,200	1400 OUTSIDE ENTRANCE, 2 ROOMS, PRIVATE AC
940	150	2,700	2700 OUTSIDE ENTRANCE, WINDOW OFFICE, 2 ROOMS, PRIVATE AC, 2 PARKING SPACES
1550	160	2,500	2500 WAREHOUSE, WITH OFFICES, PRIVATE AC
128	170	500	600
102	180	500	550
550	200	1,200	1600 WINDOW OFFICE, PRIVATE AC, WET BAR
200	201	1,430	900 WINDOW OFFICE
102	202	550	550
178	203	700	700
UTILITY CLOSET	204	100	100 MAILBOX AND DOOR
200	190A	735	800
127	190B	540	550
175	190C	700	700
127	190D	535	550
100	190E	500	500
127	190F	550	550
195	190G	750	850 PLUS BACK STORAGE ROOM
270	190H	825	900
500	190I	100	200 NOT RENTABLE, OTHER THAN STORAGE, NO FIRE EXIT
80	205	445	500
225	206	350	900 WINDOW OFFICE
	1200	1200	1200 6 PARKING SPACES

23,483

61,610

73,400 X 12 MONTHS

880800

IN ORDER TO ACHIEVE THE HIGHER INCOME SOME REMODELING WOULD BE NEEDED.
CURRENT CONTRACTS WOULD NEED TO BE CANCELED, AS THEY HAVE A REDSTRICTED INCREASE CLAUSE.

22982 LA CADENA DRIVE

SQ. FT	ROOM	RENT	COULD
OFFICES		1/1/2026	BE
270	1	1,000	1000 WINDOW OFFICE
91	2	500	500
130	3	530	600
200	4	585	800
200	5	600	800
UTILITY CLOSET	6	100	100 MAILBOX AND DOOR
350	7	900	1000
150	7E	150	200 STORAGE ROOM
200	8	700	800
200	9	900	900 WINDOW OFFICE
400	10	1,060	1400 OUTSIDE ENTRANCE, WINDOW OFFICE, 2 ROOMS
200	11	600	800
260	12	800	900
290	14	750	900 HAS 90SF STORAGE ROOM
150	15	600	600
ELECTRICAL ROOM	16	50	100 MAILBOX AND DOOR
188	17	620	700
80	18	335	500
200	19	500	800
160	20	275	700
200	21	585	800
180	22	180	700
200	23	900	800
180	24	565	700
200	25	200	800
180	26	515	700
192	27	370	750
180	28	630	750
355	29	730	1200
850	30	1,665	1665
2000	100	2,350	2500 WAREHOUSE, 1/2 UPSTAIRES
MY SHOP	101	50	100 MAILBOX AND DOOR
400	102 X	X	MY OFFICE, NOT RENTABLE, NO FIRE EXIT
150	103	100	150 STORAGE ROOM
400	X		800 MY WAREHOUSE

22982 LA CADENA DRIVE

96	202	570	600 WINDOW OFFICE
128	203		700 WINDOW OFFICE
240	204	1,600	900 WINDOW OFFICE
361	205	800	1000
180	206		700
350	207	800	1000
150	208	600	700
90	209	395	500
115	210	535	535
180	211	700	800 WINDOW OFFICE
244	212	900	900 WINDOW OFFICE
130	213	500	600
115	214	500	500
85	215	350	500
85	216	345	500
208	217	800	800
100	218	50	100 UTILITY CLOSET
115	219	500	500
220	220	700	800
300	221	970	1000
170	222	710	800
200	223	500	800
97	225	430	400
100	239 -		400
100	#		300 NO ROOM NUMBER AT THIS TIME
340	300	750	900