

Property Information - Pro Farma Income

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| Address | 2218 Lake Tahoe Blvd, South Lake Tahoe, CA 96150 |
| Purchase Price | \$1,455,000 |
| Purchase Date | 01/13/2022 |
| APN | 023-241-011 |
| Lot | 21780 (0.5) |
| Building SF | 4980 |
| | |
| Pro Forma Rental Income | \$153,600 |
| Tax | \$17,219 |
| Insurance | \$7,615 |
| Other Ex | \$9,000 |
| Total Ex | \$33,834 |
| NOI | \$119,766 |
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| Pro Forma Rent | \$12,800 |
| Retail Space - Massage (rented) | \$3,200 |
| Retail Space - Electricity Com(rented) | \$1,200 |
| Pro forma APT Unit A 2/1(vacant) | \$1,700 |
| Pro forma APT Unit B 2/1(vacant) | \$2,000 |
| Pro forma Retail (vacant) | \$2,700 |
| Pro forma RV spot rent - 4 spots (vacant) | \$2,000 |