

		Data Source
Current Gross Base Rents	\$196,024.68	(Rent Roll)
Recoupable Expenses	\$28,857.24	(CAM Receivables)
Total Gross Income	\$224,881.92	(Rent + CAMs)
Expense		
Insurance	\$25,500.00	(Based on recent Dibuduo and Defendis Quote)
Taxes (1.29% @ \$1.779M)	\$22,949.10	(Fresno County Tax Rate & Asking Price)
Trash	\$3,869.10	(Actual 2025)
Landscape/Groundskeeping	\$11,190.00	(Actual 2025)
PG&E	\$3,298.54	(Actual 2025)
Total Recurring Expenses	\$66,806.74	(Sum of all expenses)
Year 1 Net Operating Income	\$158,075.18	(Total Income - Total Expenses)
Year 1 CAP RATE	8.89%	(NOI/Asking Price)