



**Projected Gross Income - Monthly Rent. Total of 12 Units. All SF is Approx.:**

- 1 BDRM - 1st Floor - 908 SF \$2,950 Work/Live
- 1 BDRM - 1st Floor - 1,003 SF \$3,250 Work/Live
- 1 BDRM - 2nd Floor - 820 SF \$2,500
- 1 BDRM - 2nd Floor - 863 SF \$2,425 Affordable
- 2 BDRM - 2nd Floor - 867 SF \$2,635
- 2 BDRM - 2nd Floor - 952 SF \$2,895
- 2 BDRM - 2nd Floor - 917 SF \$2,790
- 2 BDRM - 2nd Floor - 885 SF \$2,690
- 1 BDRM - 3rd Floor - 821 SF \$2,816 Penthouse
- 1 BDRM - 3rd Floor - 863 SF \$2,960 Penthouse
- 2 BDRM - 3rd Floor - 1,205 SF \$4,133 Penthouse
- 3 BDRM - 3rd Floor - 1,480 SF \$5,076 Penthouse

**Total Rentable SF is Approx. 11,720**

**Total Projected Monthly Combined Gross \$37,120.00**

**Total Projected Annual Gross \$445,440.00**

**Average of \$3.12 PSF Rent Rate**

COMMENTS. Based on Projected rents from a rent study of other development projects within Ventura. Rents were adjusted on a percentage to compensate the difference between the development features, location and amenities. Subjective in the determination of rent adjustments. Buyer to perform their own due-diligence to vet out the rents and shall not fully rely on this information as a material fact to determine purchasing 1926 E Thompson Blvd. Income does not include the potential revenue from the 2 additional studios recommended by the Architect.

Rental Market Analysis: Data extracted from a local developments' rent survey.

\$3.12 PSF Average.

\$2.89 PSF Affordable.

10% Premium for Penthouse.

-2.5% For Middle Floor (2<sup>nd</sup> Floor).

4% Premium for Ground Level (Live/Work).

