## CASH FLOW ANALYSIS:

Studio # 1a	Occupied	\$	1,700.00	\$	1,700.00	532	532	\$3.20	\$3.20	MTM Lease - Can Add CAM's within 90 days
Studio #1	Occupied	\$	2,950.00	\$	4,961.90	1682	1682	\$1.75	\$2.95	MTM Lease - Can Increase Rent to Proforma w/ CAMs in 90 days
Studio # 2	Occupied - Office	\$	2,500.00	\$	2,480.95	841	841	\$2.97	\$2.95	MTM Lease - Can Increase Rent to Proforma w/ CAMs in 90 days
Studio # 3	Occupied	\$	3,000.00	\$	4,321.75	1465	1465	\$2.05	\$2.95	MTM Lease - Can Increase Rent to Proforma w/ CAMs in 90 days
Studio #4	Occupied	\$	3,150.00	\$	4,870.45	1651	1220	\$1.91	\$2.95	MTM Lease - Can Increase Rent to Proforma w/ CAMs in 90 days
Studio # 5	Occupied	\$	3,200.00	\$	4,366.00	1480	1136	\$2.16	\$2.95	MTM Lease - Can Increase Rent to Proforma w/ CAMs in 90 days
Studio # 6	Occupied - Owner's Unit	\$	3,501.65	\$	3,501.65	1187	1027	\$2.95	\$2.95	Owner Unit - Used Profroma for Actual
Studio #7	Occupied	\$	3,300.00	\$	3,899.90	1322	1027	\$2.50	\$2.95	MTM Lease - Can Increase Rent to Proforma w/ CAM's in 90 days
Studio #8	Occupied - Recording Studio	\$	3,475.00	\$	4,882.25	1655	1447	\$2.10	\$2.95	Unit is broken into 2 units (Unit #8a and #8b), MTM Lease - Can Increase Rent to Proforma w/ CAM's in 90 days
Studio # 9	Occupied	\$	2,350.00	\$	2,480.95	841	622	\$2.79	\$2.95	MTM Lease - Can Increase Rent to Proforma w/ CAMs in 90 days
Studio # 10	Occupied - Architect	\$	2,800.00	\$	3,581.30	1214	1214	\$2.31	\$2.95	MTM Lease - Can Increase Rent to Proforma w/ CAM's in 90 days
Studio # 11	Occupied	\$	1,360.00	\$	1,522.20	516	516	\$2.64	\$2.95	MTM Lease - Can Increase Rent to Proforma w/ CAM's in 90 days
Studio # 12	Occupied - Acupucture	\$	1,500.00	\$	1,932.25	655	430	\$2.29	\$2.95	MTM Lease - Can Increase Rent to Proforma w/ CAM's in 90 days
Monthly		\$	34,786.65	\$	44,501.55	15,041	13,159	\$2.31	\$2.96	
Annually		\$	417,439.80	\$	534,018.60			\$27.75	\$35.50	
Notes: Each Unit has its own Gas & Electrical Meter. However, Property has 1 House Electric Meter & 2 Water Meters  Common Area Maintence Costs Include Water, Sewer, Trash, Pest Service, Gardening, and Maintenance/Repairs - Currently Paid By Landlord										
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	- '					agsa Rantahla (	Saugra Footago	to include cor	nmon area	
Potential Value Add: Start Charging CAM or NNN's and increase Rentable Square Footage to include common area										