

Live Oak Center

30555 - 30595 Trabuco Canyon Road
Trabuco Canyon, CA 92679

RENT ROLL & MATRIX

SUMMARIZED PRICING METRICS:		BUILDING DESCRIPTION		FINANCING:	
Price:	\$4,998,000	No. of Units:	11	Loan Amount:	\$TBD
Proforma Gross Rental Income:	+\$449,616	Yr. Built:	1961	Interest Rate:	\$TBD
Vacancy Factor (4%):	(+\$17,985)	Lot Size (acres):	3.99	Monthly Payment:	(\$TBD)
Proforma Effective Gross Income:	(+\$431,631)	Lot Size (SF):	174,077	LTV:	60%
OPEX:	(+\$127,946)	Total Bldg Leasable SF:	18,348	Amortization (Years):	30
NOI:	+- \$303,685	Zoning:	COM-NEC	Proposed/ Assumption:	Proposed
Pro Form Cap Rate:	6.0%	APN #:	125-035-07		

Rent Roll (Matrix):

Unit #	STATUS	Tenant(s)	UNIT SIZE SF	LEASE EXPIRES	ACTUAL RENT AMOUNT & PSF	PROFORMA RENT PER SF Gross	PROFORMA RENT & ACTUAL (leased)
<u>30555 Trabuco Canyon Rd.</u>							
100	leased	Feed Store	4,196	2027 + 3 yrs	\$6,965 (\$1.66)	\$2.20	\$6,965
101	vacant		1,403			\$2.20	\$3,086
102	pending lease	Love All Animals	833	mo-to-mo	\$1,582	\$2.20	\$1,582
103	vacant		1,230			\$2.20	\$2,706
201	vacant		847			\$2.00	\$1,694
202	leased	Art Studio	560	8/31/25	\$1,120 (\$2.00)	\$2.00	\$1,120
<u>30575 Trabuco Canyon Rd.</u>							
104	leased	Hive Realty	1,134	3/31/27	\$2,288	\$2.00	\$2,288
105	vacant		1,038			\$2.20	\$2,283
106	vacant		1,566			\$2.20	\$3,445
200	vacant		1,584			\$2.00	\$3,170
<u>30595 Trabuco Canyon Rd.</u>							
	Leased	U.S Post Office	3,965	2029 + one 5yrs	\$8,891 (\$2.24)	\$2.50	\$8,891
TOTAL:			18,349 SF		\$20,846		+-\$37,468