

# Profit & Loss Statement (Pro Forma)

Property: 869 Woodside Way, San Mateo, CA  
Mixed-Use Duplex (Commercial + Residential)

Gross Rental Income	Monthly	Annual
Ground Floor Commercial (Market Rent)	\$7,500	\$90,000
Upper Residential Unit (869A)	\$2,500	\$30,000
Total Gross Income	\$10,000	\$120,000

Operating Expenses	Monthly	Annual
Property Tax	\$1,599.72	\$19,196.60
Insurance	\$220.50	\$2,646
Common Area Utilities (Approx.)	\$100	\$1,200
Total Expenses	\$1,920.22	\$23,042.60

Net Operating Income (NOI)	Monthly	Annual
Total Income	\$10,000	\$120,000
Total Expenses	(\$1,920.22)	(\$23,042.60)
NOI	\$8,079.78	\$96,957.40

**Projected Cap Rate:** Approximately 6.06% (Based on List Price of \$1,599,000)

Notes: • Ground floor commercial unit is currently vacant. Market rent estimated at \$7,500/month. • Residential tenant (869A) pays \$2,500/month and is on a month-to-month lease. • Tenant pays PG&E; and water directly. • Utilities shown above are estimated for common area usage. • All financial information is deemed reliable but not guaranteed. Buyer to verify all information.