

# Live Oak Center

30555 - 30595 Trabuco Canyon Road  
Trabuco Canyon, CA 92679

## FINANCIAL ANALYSIS

### RENT ROLL, OPEX & PRICING

As of 11/20/2025

#### 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 3yrs	\$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	\$1,666 (\$2.00)	\$2.20	\$1,582
103	vacant		1,230			\$2.20	\$2,706
201	vacant		847			\$2.00	\$1,694
202	Vacant		560	8/31/25		\$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
<b>TOTAL:</b>			<b>18,349 SF</b>		<b>\$19,810</b>		<b>+-\$37,468</b>

#### Annualized OPEX:

	CURRENT	PROFORMA		CURRENT	PROFORMA	
<b>Gross Potential Rental Income</b>	\$231,168	\$449,616	Real Estate Taxes:	+ -1.028%	\$34,340	+-\$52,715
Less: 4% Vacancy		(\$17,985)	Insurance	\$1.9/sf	\$37,500	+-\$38,500
<b>Effective Gross Income</b>		\$431,631	Repair & Maintenance:	\$0.70/sf	\$12,000	+-\$12,000
Less: Operating Expenses		(\$127,946)	Utilities (Common Areas):	\$/unit	+-\$9,500	+-\$11,500
			Landscaping:	\$550/mo	\$4,200	+- \$6,600
Miscellaneous Other Income:		\$0.0	Management Fee:	2.5%	\$0.0	+-\$8,066
<b>Proforma Net Operating Income (NOI):</b>		<b>\$303,685</b>	<b>Total Expenses (CAM): \$7.06/yr.:</b>			<b>+- \$127,946</b>
before Debt Service						