

PROPERTY OVERVIEW

5500 E Atherton Street
Long Beach, CA 90815

Property Type:	Office Building	APN:	7239-019-018
Building Size:	31,880 SF	Lot Size:	16,889
County:	Los Angeles	Year Built:	1980
Rent / Sq. Ft / Year:	\$18.96	Gross Income:	\$516,238.20
Operating Expenses:	\$156,807.70	NOI:	\$359,430.50
Occupancy:	83.1%		

Projected Income at 100%:	\$621,686.75	Operating Expenses at 100%:	\$172,029.47
Projected NOI at 100%:	\$449,657.28		



RENT ROLL

Unit	Tenant	Rent	Sq Ft	Rent / Sq Ft	Lease Start	Lease End	Increase Date
100	Mark Adams	\$1,843.20	1,152	\$1.60	01/06/2012	11/30/2019	06/01/2020
200	Steve Massari, CPA	\$1,441.58	1,026	\$1.41	01/10/2006	09/30/2016	10/01/2020
202	CSULB Educational Talent Search	\$2,095.00	1,079	\$1.94	01/08/2012	07/31/2020	08/01/2020
204	Erenburg Insurance	\$500.00	346	\$1.45	05/01/2018	04/30/2019	
210	Leymaster Enviornmental	\$2,654.84	2,125	\$1.25	06/24/2008	09/30/2016	06/24/2020
216	Home Instead Senior Care	\$2,988.64	2,144	\$1.39	06/24/2008	09/30/2016	06/24/2020
224	Verizon Wireless/Roof Top	\$1,503.95	689	\$2.18	01/11/2005	10/31/2010	11/01/2019
225	Beachside Family Counseling	\$628.00	502	\$1.25	01/01/2019	12/31/2020	12/31/2019
226	Restaurant Careers	\$1,449.21	1,126	\$1.29	01/10/2015	09/30/2016	01/10/2020
227A	CSULB Cal-SOAP	\$1,295.00	877	\$1.48	01/08/2012	07/31/2020	08/01/2020
227B	Elisa Lima, LCSW	\$660.00	421	\$1.57	03/01/19	02/28/2021	02/28/2020
300	Chronos Solutuons	\$1,488.00	960	\$1.55	05/01/2014	04/30/2019	08/31/2020
304	Vacant		400				
306	Mark Michaels, PH.D.	\$1,041.33	674	\$1.50	01/12/2016	02/28/2016	12/01/2019
308	Farmer's Insurance - Kenneth Ahn	\$636.54	385	\$1.65	01/08/2007	09/30/2016	07/01/2020
310	Broadmoor Realty, Inc	\$1,600.00	1,411	\$1.13	01/05/2016	09/30/2020	None
314	Vacant		1,353				
320	Vacant		1,518				
325	Vacant		1,608				
325B	Vacant		450				
326	CSULB Upward Bound	\$2,885.00	1,520	\$1.90	01/08/2012	07/31/2020	08/01/2020
400	Long Beach 908 Magazine	\$1,708.00	1,236	\$1.38	03/01/2018	02/28/2021	03/01/2020
404	Athem Telecom LLC/Roof Top	\$2,877.51	1,290	\$2.23	01/03/2005	06/30/2018	03/01/2020
406	Marla G Pilates	\$646.08	406	\$1.59	01/08/2007	08/31/2017	09/01/2020
410	Cingular/AB/ATT Celluar	\$1,485.00	672	\$2.21	01/12/2009	11/30/2019	12/01/2019
412	Sprint PCS LLC/Roof Top	\$2,716.77	603	\$4.51	01/03/2001	02/28/2016	03/01/2020
416	West Coast Endocrine	\$3,729.00	2,260	\$1.65	01/05/2015	4/31/2022	05/01/2020
430	Emigh Dental Care	\$5,147.20	3,217	\$1.60	16/05/2012	03/31/2026	05/01/2020
		\$43,019.85	31,450	\$1.58			

OPERATING EXPENSES

Expense	Average Monthly Cost	Annual Cost
Electricity	\$2,165.50	\$25,986.00
Water and Sewer	\$466.94	\$5,603.30
Alarm	\$258.52	\$3,102.26
Waste Management	\$594.10	\$7,129.23
Janitorial	\$2,816.34	\$33,796.02
Elevator Maintenance	\$136.00	\$1,632.00
Property Insurance	\$690.00	\$8,280.00
Property Tax*	\$5,939.91	\$71,278.89
Total	\$13,067.31	\$156,807.70

Net Operating Income (Current)		
	Monthly	Annual
Gross Income*	\$43,019.85	\$516,238.20
Operating Expense	(\$13,067.31)	(\$156,807.70)
Net Operating Income	\$29,952.54	\$359,430.50

*Current gross income at 83% occupancy

Net Operating Income (Pro Forma)		
	Monthly	Annual
Gross Income*	\$51,807.21	\$621,686.75
Operating Expense	(\$14,335.79)	(\$172,029.47)
Net Operating Income	\$37,471.42	\$449,657.28

*Projected figures based on 100% occupancy