

Actual & Proforma Rent Roll For 2025: 2888 E Walnut Pasadena CA

Studio Number	Tenant	Actual Rent	Proforma Rent	Total Rentable SF	Footprint	Actual Price PSF Per Month	Proforma Price PSF Per Month With CAM Charge	NOTES
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/ CAM's 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/ CAM's 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/ CAM's 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/ CAM's in 90 days
Studio # 5	Vacant	\$ 4,366.00	\$ 4,366.00	1480	1136	\$2.95	\$2.95	Vacant - Left Open for Sale - Tenant Just Moved Out Due to Sale- Used Proforma for Actual
Studio # 6	Occupied - Owner's Unit	\$ 3,501.65	\$ 3,501.65	1187	1027	\$2.95	\$2.95	Owner Unit - Used Proforma 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/#13	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 - Behind in Rent
Studio # 9	Occupied	\$ 2,480.95	\$ 2,480.95	841	622	\$2.95	\$2.95	Vacant- Left Open For Sale - Used Proforma Rent for Actual
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 - Acupuncture	\$ 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		\$ 36,083.60	\$ 44,501.55	15,041	13,159	\$2.40	\$2.96	
Annually		\$ 433,003.20	\$ 534,018.60			\$28.79	\$35.50	

Notes: Each Unit has its own Gas & Electrical Meter. However, Property has 1 House Electric Meter & 2 Water Meters

Common Area Maintenance Costs Include Water, Sewer, Trash, Pest Service, Gardening, and Maintenance/Repairs - Currently Paid By Landlord

Landlord pays Property Insurance and Property Taxes

Potential Value Add: Start Charging CAM or NNN's and increase Rentable Square Footage to include common area

CASH FLOW ANALYSIS AT \$6,000,00 SALE PRICE:

	Actual	Proforma	Potential Sale Price	\$6,000,000.00
Gross Income	\$433,003.20	\$534,018.60	Property Tax Rate	1.15%
Expenses:			Profroma PSF Per Month	Profroma CAM Charge Per Unit
Water/Sewer	\$3,240.00	\$0.00	\$2.95	\$105.00
Electric	\$1,680.00	\$0.00		
Pest Control	\$1,200.00	\$0.00	# of Units	12
Gardener	\$2,400.00	\$0.00		
Trash	\$4,200.00	\$0.00		
Other/Maintenance	\$2,400.00	\$0.00		
Property Taxes	\$69,000.00	\$69,000.00		
Property Insurance	\$16,000.00	\$16,000.00		
Total Expenses	\$100,120.00	\$85,000.00		
Net Operating Income	\$332,883.20	\$449,018.60		
Return on Investment / Cap Rate:	5.55%	7.48%		
CAM CHARGE PER UNIT PER YEAR	\$1,260.00			
CAM CHARGE PER UNIT PER MONTH	\$105.00			

CASH FLOW ANALYSIS AT \$5,750,000 SALE PRICE:

	Actual	Proforma	Potential Sale Price	\$5,750,000.00
Gross Income	\$433,003.20	\$534,018.60	Property Tax Rate	1.15%
Expenses:			Profroma PSF Per Month	Profroma CAM Charge Per Unit
Water/Sewer	\$3,240.00	\$0.00	\$2.95	\$105.00
Electric	\$1,680.00	\$0.00		
Pest Control	\$1,200.00	\$0.00	# of Units	12
Gardener	\$2,400.00	\$0.00		
Trash	\$4,200.00	\$0.00		
Other/Maintenance	\$2,400.00	\$0.00		
Property Taxes	\$66,125.00	\$66,125.00		
Property Insurance	\$16,000.00	\$16,000.00		
Total Expenses	\$97,245.00	\$82,125.00		
Net Operating Income	\$335,758.20	\$451,893.60		
Return on Investment / Cap Rate:	5.84%	7.86%		
CAM CHARGE PER UNIT PER YEAR	\$1,260.00			
CAM CHARGE PER UNIT PER MONTH	\$105.00			

CASH FLOW ANALYSIS AT \$5,500,000 SALE PRICE:

	Actual	Proforma	Potential Sale Price	\$5,500,000.00
Gross Income	\$433,003.20	\$534,018.60	Property Tax Rate	1.15%
Expenses:			Profroma PSF Per Month	Profroma CAM Charge Per Unit
Water/Sewer	\$3,240.00	\$0.00	\$2.95	\$105.00
Electric	\$1,680.00	\$0.00		
Pest Control	\$1,200.00	\$0.00	# of Units	12
Gardener	\$2,400.00	\$0.00		
Trash	\$4,200.00	\$0.00		
Other/Maintenance	\$2,400.00	\$0.00		
Property Taxes	\$63,250.00	\$63,250.00		
Property Insurance	\$16,000.00	\$16,000.00		
Total Expenses	\$94,370.00	\$79,250.00		
Net Operating Income	\$338,633.20	\$454,768.60		
Return on Investment / Cap Rate:	6.16%	8.27%		
CAM CHARGE PER UNIT PER YEAR	\$1,260.00			
CAM CHARGE PER UNIT PER MONTH	\$105.00			