

FINANCIAL OVERVIEW

73965 HIGHWAY 111, PALM DESERT, CA 92260



OPERATING DATA

Projected 2026

INCOME

Scheduled Gross Income	\$104,520.00
Plus CAM Recapture	-
Less Proforma Vacancy Cost	-
Gross Operating Income	\$104,520.00

EXPENSES

Taxes	\$19,891.97
Repairs and Maintenance	\$2,266.00
Insurance	\$2,550.00
Utilities (Gas/Water)	\$1,998.62
Operating Expenses	\$26,706.59
Net Operating Income	\$77,813.41



Investment Overview

Sale Price	\$1,375,000
PPSF	-
CAP Rate	-

RENT ROLL

	SUITE #	TENANT	LEASE END	SQ. FT.	CURRENT RENT	TYPE	RPSF	ESCALATIONS
1	A	Dance Studio	5 Years	1,875	\$3,200	Modified Gross	\$1.71	-
2	B	Vacant	-	1,975	\$3,950	Modified Gross	\$2.00	-
3	C	Psychic	5 Years	780	\$1,560	Modified Gross	\$2.00	-
				Total 4,630 Sq. Ft.	Total \$8,710			

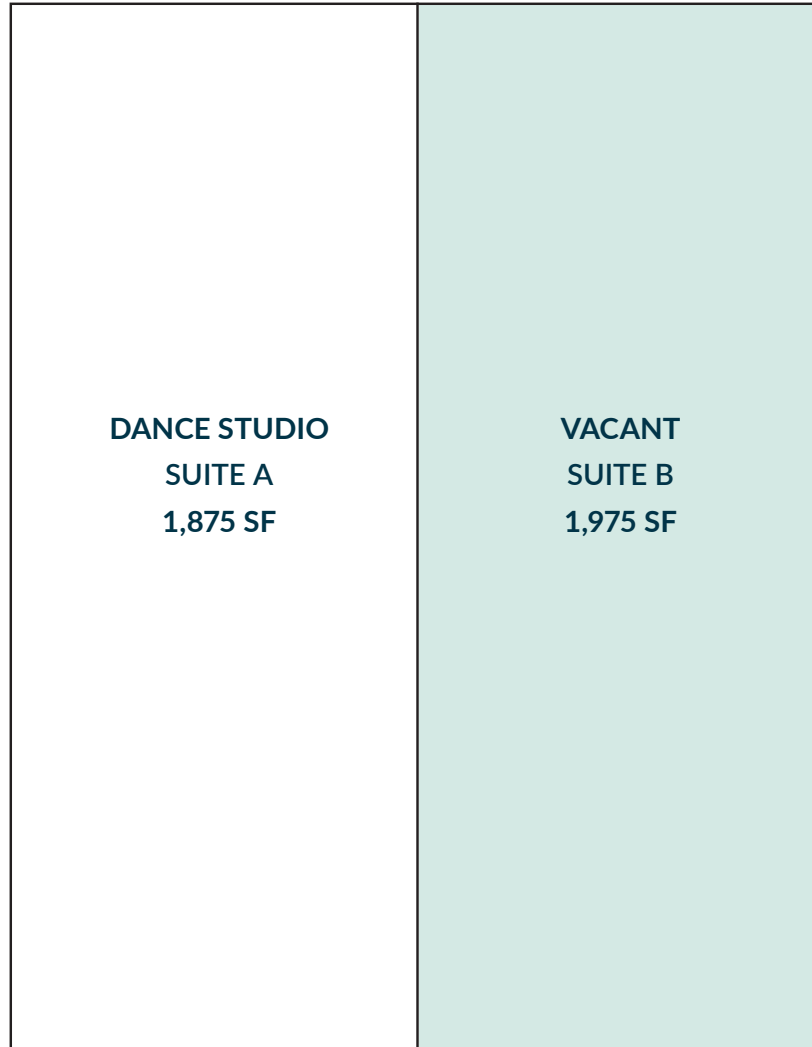
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BACK PARKING



HWY 111

SUITE C
2ND FLOOR APARTMENT
780 SF