

4326 Tweedy Blvd., South Gate, CA 90280

Current rent roll:

1. Chapinlandia (Central American edible products, little restaurant). \$2,475/mo. Tenant shall remain. Current lease expires 12/31/2026. This tenant has been leasing since 2015.
2. El Cartel barber shop. Currently paying \$2,700mo. Tenant shall remain. Tenant just renewed paying \$2,700.00 for three more years.

Total collected rents:

\$5,175/mo. (\$62,100/annual).

Expenses (approx. per Seller's statement):

\$2,500/annual property taxes;

\$5,000/annual general maintenance (approx.)

\$3,000/annual property insurance;