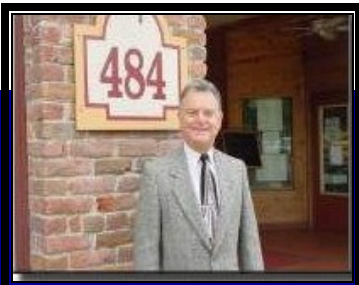
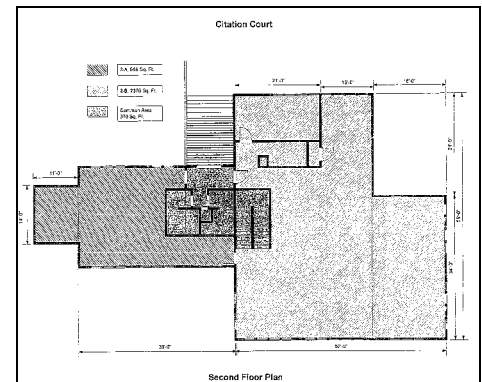
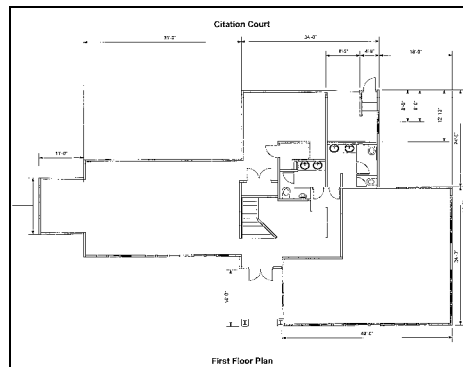


Price Reduced
Owner/User Opportunity

**9621 Citation Court,
Monterey**
\$2,200,000



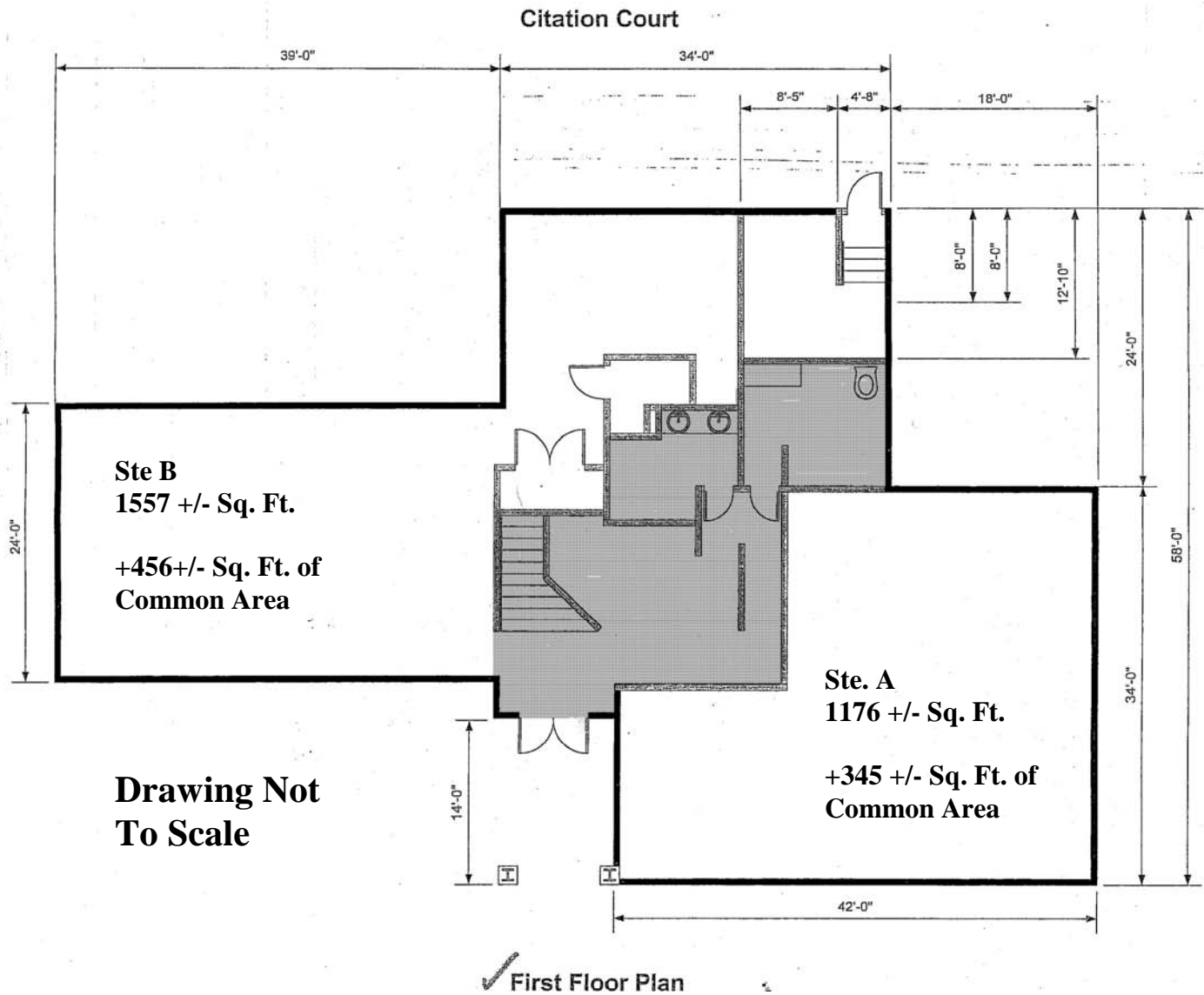
First Level 3,534 Sq. Ft.
Second Level 4,006 Sq. Ft.
Excellent Parking on site
Prominent Corner Location.
9621CITATIONCT.com



Anthony Davi, Sr.®

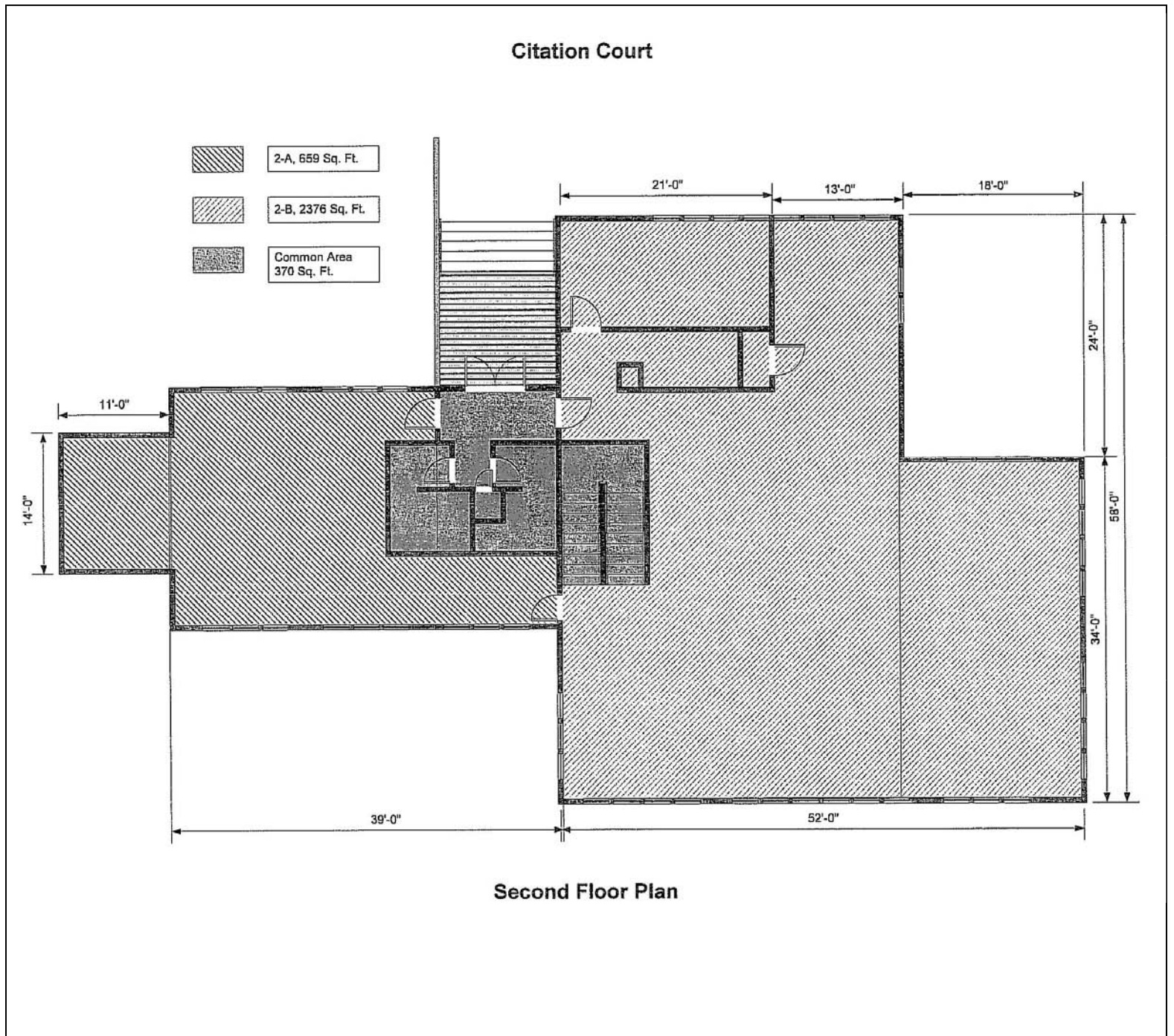
Cell: (831) 594-3284
Office: (831) 373-2222
Fax: (831) 373-3536
Email: agsr@agdavi.com

1ST LEVEL FLOOR PLANS



Approx. 3534 Square Feet

2ND LEVEL FLOOR PLANS



Approx. 4006 Square Feet

9621 Citation Ct. Proforma

PROFORMA

Gross Rents

9621 Citation Court Monterey, CA

Price	\$2,200 ,000
Square Feet 7540	
1st level 3,500 SF @2.10 vacant	\$88,200.00
2nd level 4.040 SF @ \$2.10 vacant	\$101,808.00

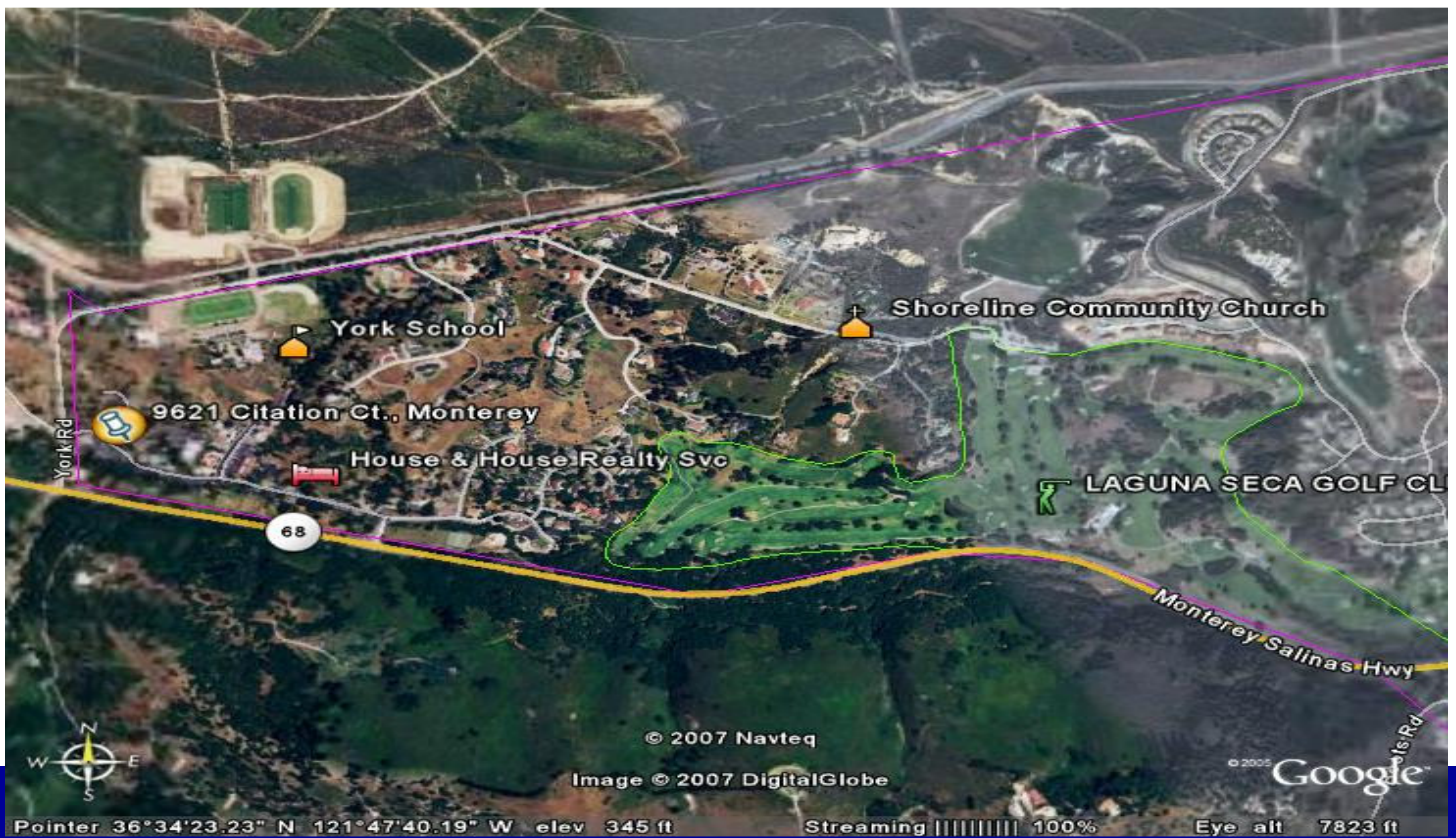
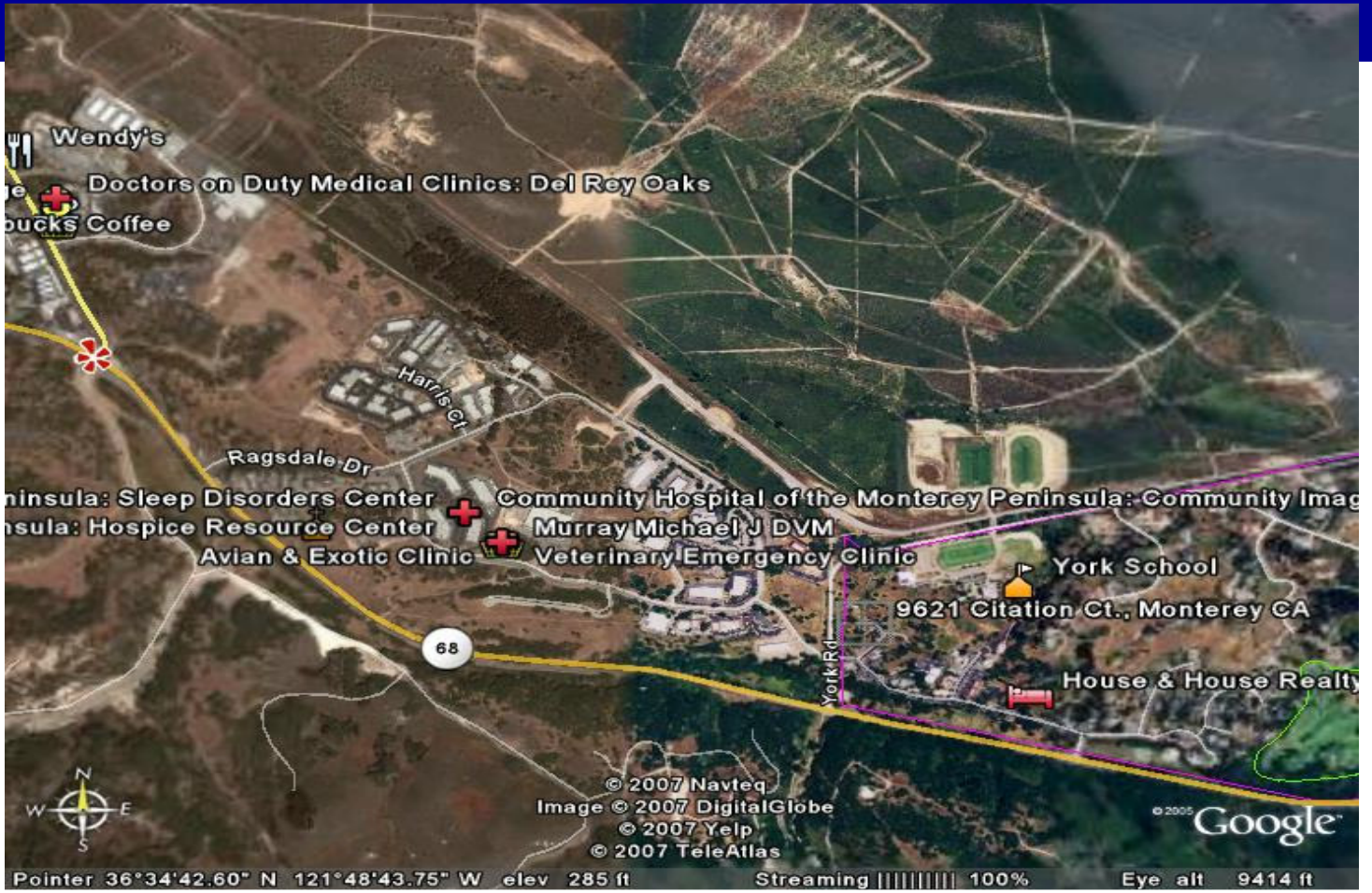
PROFORMA:

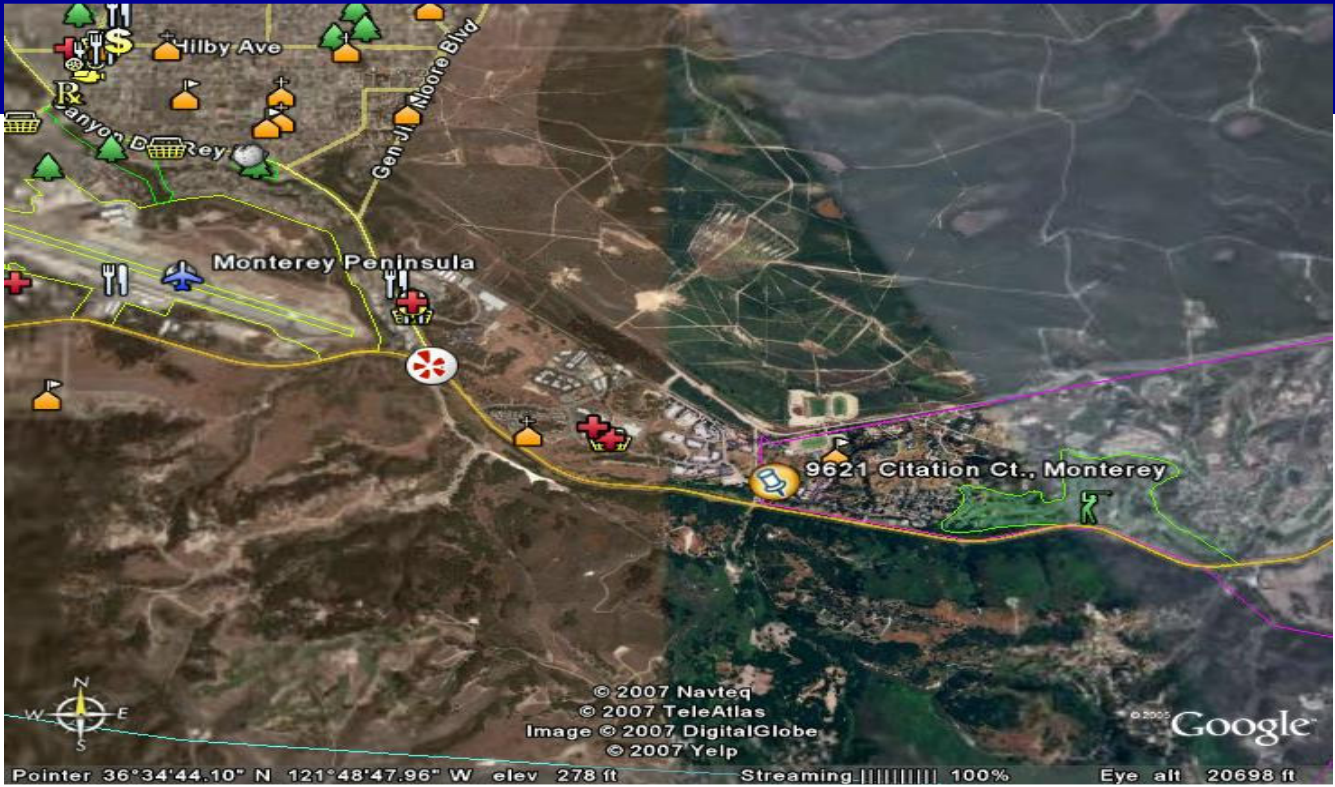
Scheduled Gross Income:	\$190,008.00
Less Expenses (actual & est.):	\$47,000.00
Annual Net Operating Income:	\$143,049.00

EXPENSES:

RE Taxes (Prop 13))	\$22,500.00
Insurance	\$2,708.00
Water	\$1,239.00
Maintenance Estimated	\$10,000.00
Garbage	\$1,840.00
Landscaping	\$2,560.00
Gas & Electricity utilities	<u>\$ 6,112.00</u>
<u>Total Projected Annual Expenses:</u>	\$46,959.00

Cap Rate 6.5%





A.G. DAVI
REAL ESTATE