

Gross Rents

9621 Citation Court Monterey, CA

Price	\$2,450,000
Square Feet 7540	
1st level 3,500 SF @2.10 vacant	\$88,200.00
2nd level 4.040 SF @ \$2.10 leased To 3-2010	\$101,808.00 4% increase per year

PROFORMA:

Scheduled Gross Income:	\$190,008.00
Less Vacancy	\$0.00
Less Expenses (actual & est.):	\$49,459.00
Annual Net Operating Income:	\$140,549.00

EXPENSES:

RE Taxes (Prop 13))	\$25,000.00
Insurance	\$2,708.00
Water	\$1,239.00
Maintenance Estimated	\$10,000.00
Garbage	\$1,840.00
Landscaping	\$2,560.00
Gas & Electricity utilities	\$ 6,112.00
<u>Total Projected Annual Expenses:</u>	\$49,459.00

Cap Rate 5.56%