

COMMERCIAL RENT ROLL

BORROWER:										DATE:	
PROPERTY ADDRESS: 12477 San Pablo Ave.					CITY: Richmond			STATE: CA		ZIP CODE: 94805	
TOTAL SF: 3,034		# OF BUILDINGS: 1		# OF UNITS: 4			CURRENT VACANCY: 25.00%		AVERAGE LEASE TIME: 5-8 Years		
UNIT #	TENANT'S NAME	SQ FEET (APPROX.)	CURRENT MONTHLY RENT (\$)	RENT/SF/MO	Utilities (\$)/Month	City Expenses (\$)/Month	LEASE TYPE	OCCUPANCY DATE	LEASE EXPIRATION OR MTM	NEXT RENT INCREASE (DATE & AMT)	COMMENTS
A	Alexandra Z.	750	\$1,495.00	\$1.99			Fix		MTM	TBD	Haven't increased in few years
B	Dominic N.	750	\$1,575.00	\$2.10			Fix		MTM	TBD	Haven't increased in few years
C	Vacant	750	\$1,550.00						NA	NA	Projected rent
D	Efrain Q.	750	\$1,550.00	\$2.07			Fix		MTM	TBD	Haven't increased in few years
4-Unit Apt (Total)		3,000	\$6,170.00		\$233.00	\$370.00					
SUB-TOTAL MO. GROSS RENTAL INCOME:			\$6,170								
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TOTAL MONTHLY EXPENSES:			\$603								
MONTHLY PROPERTY TAX (1.89%):			\$1,567								Base off Sales Price = \$995,000
TOTAL MONTHLY EXPENSES:			\$2,170								
TOTAL ANNUAL NET INCOME:			\$4,000								Gross Cap Rate= 7.44% [Net Cap Rate = 4.82%]