



Ridgewood Plaza

CURRENT INCOME SUMMARY:

Unit	Tenant	Sq. Ft.	Monthly Lease	Rent/Sq. Ft.	Annual NNN
5	Medeiros Marquez	3,120	\$ 2,800.00	\$ 0.89	\$ -
7&9	New Beginnings	4,880	\$ 4,977.60	\$ 1.02	\$ -
10,11,14	CDC CA Corrections	7525	\$ 16,044.00	\$ 2.07	\$ -
20&22	Butte County	8000	\$ 7,440.00	\$ 0.93	\$ -
		23525	\$ 31,261.60	\$ 1.329	\$ -
					\$ 375,139

CURRENT OPERATING SUMMARY:

Scheduled Rent Income	\$	375,139.20
Other Income/NNN	\$	-
Scheduled Gross Income	\$	375,139.20
Less Vacancy	0%	\$ -
Effective Gross Income	\$	375,139.20
Less Expenses	\$	155,888.00
Net Operating Income	\$	219,251.20

GENERAL INFORMATION:

Address	1370 Ridgewood Dr.
City	Chico
Zoning	Office Mixed Use OMU

NNN	\$	-
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CURRENT EXPENSES:

Expense	Amount	% of Annual Gross Scheduled Income	Annual \$/Sq. Ft.	Monthly \$/Sq. Ft.
Taxes	\$ 33,082	8.8%	\$ 1.41	\$ 0.12
Insurance	\$ 15,483	4.1%	\$ 0.66	\$ 0.05
Office Supplies	\$ 2,512	0.7%	\$ 0.11	\$ 0.01
Maintenance	\$ 12,458	3.3%	\$ 0.53	\$ 0.04
Garbage Pest Common Area	\$ 26,530	7.1%	\$ 1.13	\$ 0.09
CDC (Full Service Lease)	\$ 44,155	11.8%	\$ 1.88	\$ 0.16
Utilities	\$ 24,668	6.6%	\$ 1.05	\$ 0.09
		0.0%	\$ -	\$ -
		0.0%	\$ -	\$ -
		0.0%	\$ -	\$ -
		0.0%	\$ -	\$ -
Total Expenses	\$ 158,888	42.35%	\$ 6.754	\$ 0.56

If Actual Expenses Not Known, use the projected expenses:

30%

\$ 112,542

SUMMARY:

Asking Price: **\$ 3,100,000**

Asking CAP Rate: **7.07%**

Asking per Sq. Ft. **\$ 131.77**

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	6.00%	6.50%	7.00%	7.50%	8.00%	8.50%
VALUE BASED ON CAP	\$ 3,654,187	\$ 3,373,095	\$ 3,132,160	\$ 2,923,349	\$ 2,740,640	\$ 2,579,426
COST PER SQ. FT.	\$ 155.33	\$ 143.38	\$ 133.14	\$ 124.27	\$ 116.50	\$ 109.65