

INCOME STATEMENT
Multi-Tenant Retail/Office Building



For More Information, Please Call
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www.baxleyproperties.com

DRE License # 01322594

Property Information

Address 71511 & 71537 Highway 111
City Rancho Mirage
Zip Code 92270
Cross St. Indian Trail
SF 21,650
APN 684-232-017;019;020
Zoning Neighborhood Commercial
Year Blt 1978
Lot Size 2.21 Acres
No. Stories Single & Two



Financial Information

Price	\$4,875,000.00	
	(\$3,965,000.00 Real Estate at 4.5% Cap Rate)	
	(\$910,000.00 Land)	
Income	Gross Scheduled Income	\$326,456.00
	5% Vacancy Factor	\$16,218.00
	Gross Operating Income	\$310,238.00
Expenses	RE Taxes (on \$4.875M)	\$60,938.00
	Insurance	\$16,010.00
	Management Fees	\$20,650.00
	Landscape	\$9,924.00
	Pest Control	\$1,080.00
	Maintenance	\$6,430.00
	Electricity	\$1,926.00
	Telephone	\$2,075.00
	Trash	\$9,090.00
	Water	\$4,330.00
	Total Operating Expenses	\$132,453.00
	Net Operating Income	\$177,785.00
	CAP Rate	4.5 %
	PSF	\$183.86

Tenant Information

Suite	Tenant	Space SF	Monthly Total	Lease Exp.
71511 - A/B/F/G/J	Purvis Gallery	7,209	\$7,000.00	8/31/2028
71511 - C/D/E	Hanger Clinic	3,600	\$5,983.00	7/31/2031
71511 - H/I	Rodolfo Batarese MD	2,232	\$2,896.00	11/30/2026
71537 - A/B	Desert Builders	1,400	\$1,909.00	11/30/2026
71537 - C	Beauty Essential Wellness	675	\$1,147.00	5/31/2028
71537 - D	JAL LP	485	\$830.00	8/31/2026
71537 - E	Big Buddha Fitness	675	\$845.00	10/31/2026
71537 - F	Hernandez Oliveira	485	\$730.00	10/31/2026
71537 - G	Nalex Salon	485	\$789.00	6/30/2027
71537 - H	Goldenwest Financial	720	\$1,332.00	10/31/2026
71537 - I	Hearts at Home in Home Care	625	\$1,100.00	6/30/2029
71537 - J	SOHNCO Landscape	675	\$1,070.00	8/31/2026
71537 - K	The Consultants A Firm LLC	675	\$1,250.00	8/31/2026
71537 - L	Heart & Sol Yoga	485	\$810.00	3/31/2027
71537 - M	Empire Vein & Vascular Spec	485	\$979.00	6/30/2027
71537 - N	Nalex Salon	485	\$824.00	2/28/2027
TOTALS		21,650	\$29,494.00	

DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.