

1300 S. Pacific Coast Hwy Redondo Beach CA 90277

Building Sq Ft (GLA) 11,666

Lot Size 21,112

AC .48

Tenant occupancy: NNN are currently estimated at \$0.63 psf **all base rents have a 3.5% annual increase**

<u>East/West wing</u>	<u>SQ FT</u>	<u>Lease expiration</u>	<u>Base rents</u>	<u>NNN</u>	<u>Total rent</u>
101- Pilates	2,060	05/01/31	\$3,702.20	\$1,297.80	\$5,000.00
103- Cleaners	820	06/01/31	\$2,200.00	\$516.60	\$2,716.60
105- Dog Grooming	950	04/01/2030	\$ 2,301.50	\$598.50	\$2,900.00

North /South wing- all inline

	<u>SQ FT</u>	<u>Lease expiration</u>	<u>Base rents</u>	<u>NNN</u>	<u>Total</u>
106- Office mgmt.	515	M-M	\$1,127.91	\$324.45	\$1,452.36
107 & 108—Bakery-	1,607	M-M	\$3,469.00	\$1,012.41	\$4,481.41
109-Hair Salon-----	807	08/01/2027	\$1,962.82	\$508.41	\$2,471.23
110-Massage-----	807	03/01/2029	\$2,182.59	\$508.41	\$2,691.00

Upper Level-- West to East Wing

201,203,205

Chiropractor-----	3,717	06/01/2028	\$10,220.16	\$2,341.71	\$12,561.87
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Total Rents year 2026----- \$411,293.64

Total utility OpEx year 2026-----\$ 20,000.00

Property Tax 2025 -----\$ 61,927.33

Insurance 2025-----\$ 13,116.00

NOI -----for the year 2026-----\$317,860.89

\$7.5 asking price -----.0423 CAP