

Monthly Income	SF	Monthly Net	NNN psf	Annual % Inc.	Lease Expira	Options
Tenant	4550		19.29			
Suite 1	1137.5	\$ 1,757.44	18.54	3%	31-May-29	one 3yr
Suite 2	1137.5	\$ 2,092.05	22.07	3%	30-Jun-27	n/a 60 Day Out
Suite 3	1137.5	\$ 1,756.67	18.53	3%	31-Mar-28	one 3yr
Suite 4	1137.5	\$ 1,706.25	18.00	3%	31-Dec-33	one 5yr
Total Monthly Income		\$ 7,312.41				
Yearly Expenses				Summary		
RE Taxes			\$ 8,059.73		Yearly Incom	\$ 87,748.92
Association			\$ 6,338.29			
Utilities			\$ 2,252.51	N.O.I.		\$ 87,748.92
Insurance			\$ 4,923.53	Purchase Price	\$psf	\$ 1,199,999.00
Property Management			\$ 2,131.44			
Total Expenses	\$ 5.21		\$23,705.50	Cap Rate		7.31%