

KAPTUR PLAZA
600-650, 700-750 E Tahquitz Canyon
List Price \$11,000,000
2025 ACTUAL ANNUAL INCOME & EXPENSE SUMMARY

ACTUAL INCOME 2025		Annual Income
600-750 Leased Rental + CAM Income (1)		\$893,775
TOTAL GROSS RENTAL & CAM INCOME		\$893,775
ACTUAL ANNUAL EXPENSES (2025)		
Property Management Fee (2)	3.46%	\$30,899
Advertising	0.08%	\$705
Electricity	4.12%	\$36,824
Gas	0.02%	\$193
Insurance	2.00%	\$17,833
Internet, Phone, Wifi	0.92%	\$8,265
Janitorial/Cleaning	3.36%	\$30,009
Landscape	2.29%	\$20,434
Maintenance & Repairs	2.27%	\$20,306
Supplies	0.11%	\$984
Pest Control	0.23%	\$2,021
Property Taxes	5.75%	\$51,408
Security / Alarm	1.52%	\$13,582
Trash	1.86%	\$16,640
Water	1.75%	\$15,611
TOTAL EXPENSES:	29.7%	(\$265,715)
NET OPERATING INCOME (NOI) BEFORE DEBT:		\$628,060
	Cap Rate	5.7%

(1) Rental income includes 750-3 Space, Tenant was evicted. Leasing applications under review.

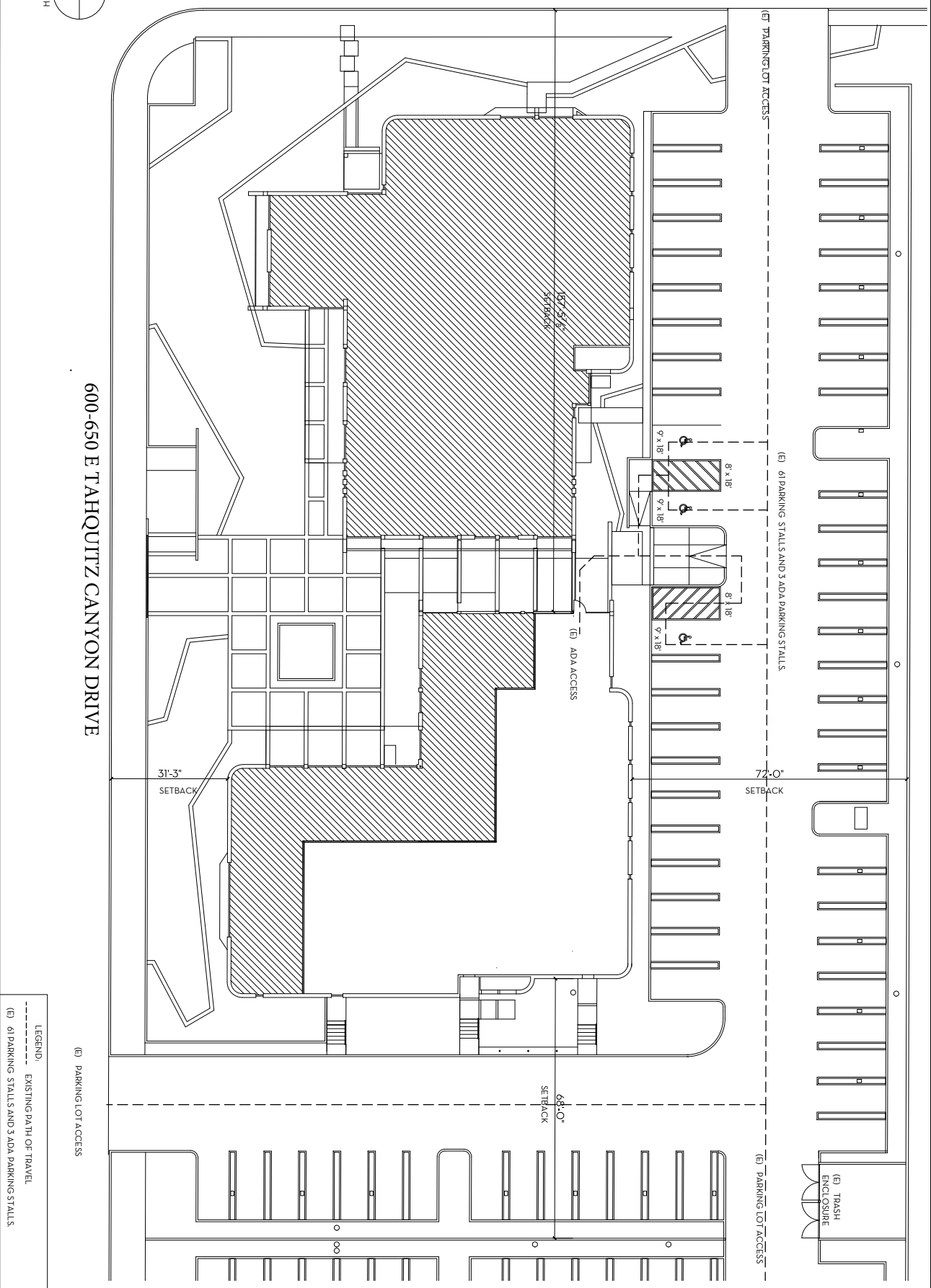
(2) Property is managed by Realty Trust Asset Management

Note: Reception services for execute suites is optional and currently paid separately by Realty Trust Asset Management; therefore, reception wages are not included in this pro forma.



NORTH CALLE EL SEGUNDO

600-650 E TAHQUITZ CANYON DRIVE



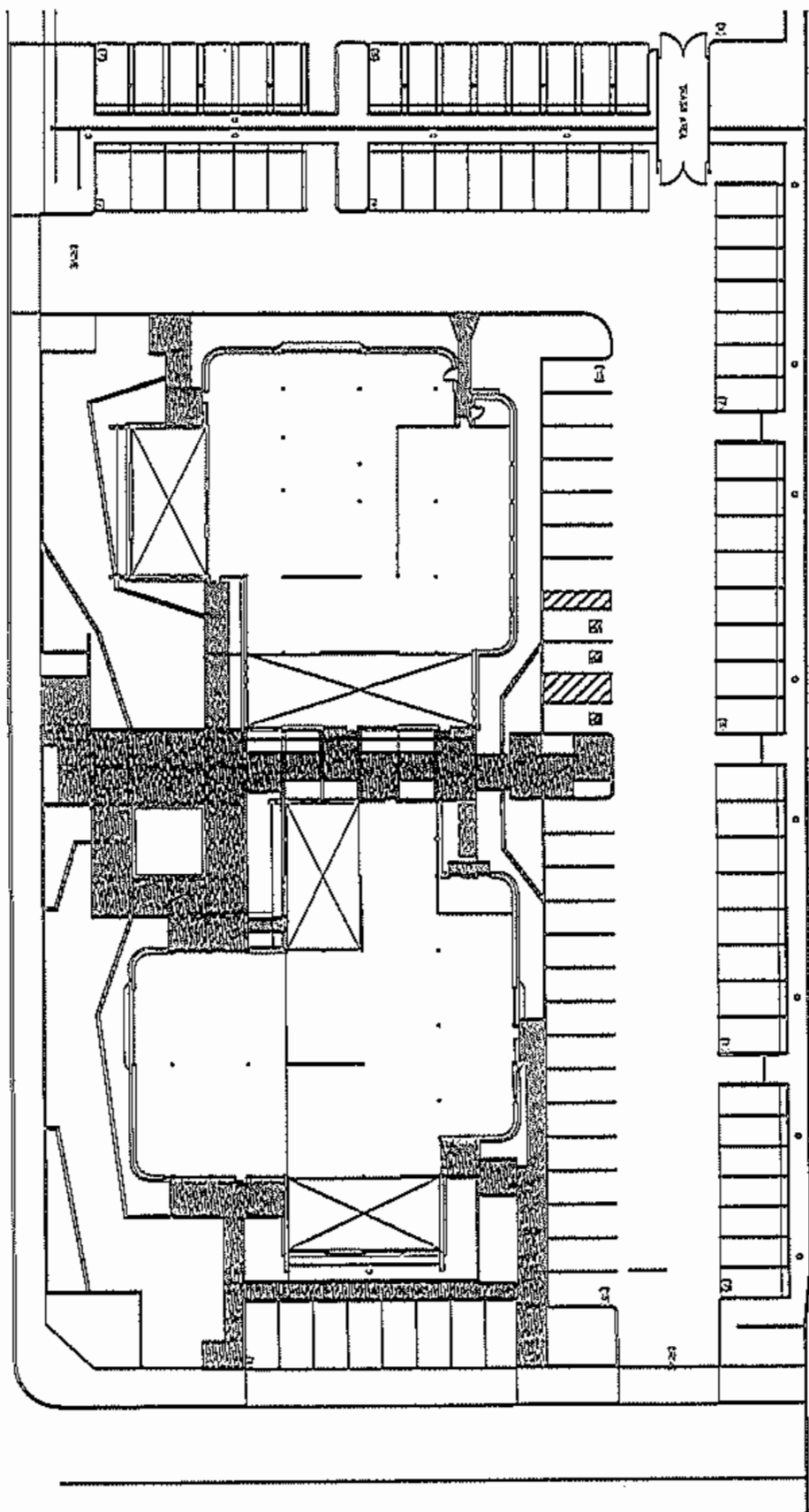
LEGEND:
 - - - - - EXISTING PATH OF TRAVEL
 (E) (E) PARKING STALLS AND 3 ADA PARKING STALLS

EXISTING SITE PLAN

PLAN CHECK

AO.1

SCALE: 1/8" = 1'-0"
DATE: 4/26/06



700-750 SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

FAHOUITZ CANYON WAY