1926/1928 SHATTUCK AVE. PROPERTY				
PROJECTED INCOME & EXPENSES :				
PROJECTED INCOME:	1926 Shattuck Ave.	$87,740.00		
	1928 Shattuck Ave.	$67,200.00		
	Total	$154,940.00		$154,940.00
PROJECTED EXPENSES:	Accounting	$1,300.00	actual	
	Business License	$1,650.00	profected	
	Insurance	$10,710.52	actual	
	Property Mgmt.	$0.00	owner to manage	
	Prop. Taxes	$25,000.00	projected	
	Repairs/Maint.	$1,500.00	Estimate	
	Utilities	$0.00	tenants	
	Total Expenses	$40,160.52		$40,160.52
NOI				$114,779.48
7.0% Cap Rate			$1,639,706.86	
6.5% Cap Rate			$1,765,838.15	
6.0% Cap Rate			$1,912,991.33	
5.5% Cap Rate			$2,086,899.64	
Leases are on an "Industrial Gross Basis"				
1926 Shattuck Ave. Café major remodel 2023				
1928 Shattuck Ave. optometrist office major remodel 2026				

NORHEIM YOST

732 ADDISON ST. BERKELEY, CA. 94710