

Live Oak Center

30555 - 30595 Trabuco Canyon Road
Trabuco Canyon, CA 92679

RENT ROLL & MATRIX

<u>SUMMARIZED PRICING METRICS:</u>	<u>BUILDING DESCRIPTION</u>	<u>FINANCING:</u>
Price: \$4,598,000	No. of Units: 11	Loan Amount: \$TBD
Proforma Gross Rental Income: +\$449,616	Yr. Built: 1961	Interest Rate: \$TBD
Vacancy Factor (4%): (+-\$17,985)	Lot Size (acres): 3.99	Monthly Payment: (\$TBD)
Proforma Effective Gross Income: (+-\$431,631)	Lot Size (SF): 174,077	LTV: 60%
OPEX: (+-\$127,946)	Total Bldg Leasable SF: 18,348	Amortization (Years): 30
NOI: +-\$303,685	Zoning: COM-NEC	Proposed/ Assumption: Proposed
Pro Form Cap Rate: 6.6%	APN #: 125-035-07	

Rent Roll (Matrix):

Unit #	STATUS	Tenant(s)	UNIT SIZE SF	LEASE EXPIRES	ACTUAL RENT AMOUNT & PSF	PROFORMA RENT PER SF Gross	PROFORMA RENT & ACTUAL (leased)
<u>30555 Trabuco Canyon Rd.</u>							
100	leased	Feed Store	4,196	2027 + 3 3yrs	\$6,965 (\$1.66)	\$2.20	\$6,965
101	vacant		1,403			\$2.20	\$3,086
102	Leased	Love All Animals	833	mo-to-mo	\$1,666	\$2.20	\$1,666
103	vacant		1,230			\$2.20	\$2,706
201	vacant		847			\$2.00	\$1,694
202	Vacant		560	8/31/25		\$2.00	\$1,120
<u>30575 Trabuco Canyon Rd.</u>							
104	leased	Hive Realty	1,134	3/31/27	\$2,288	\$2.00	\$2,288
105	vacant		1,038			\$2.20	\$2,283
106	vacant		1,566			\$2.20	\$3,445
200	vacant		1,584			\$2.00	\$3,170
<u>30595 Trabuco Canyon Rd.</u>							
	Leased	U.S Post Office	3,965	2029 + one 5yrs	\$8,891 (\$2.24)	\$2.50	\$8,891
TOTAL:			18,349 SF		\$19,810		+-\$37,468