

6000 WOODMAN AVE | FINANCIAL OVERVIEW

SUMMARY

PRICE	\$4,000,000
NUMBER OF SUITES	5
PRICE PER SQFT	\$501.69
RBA	7,973
LOT SIZE	0.25 AC
YEAR BUILT/RENOVATED	1954/2017

OPERATING INCOME

Scheduled Base Rental Income	
ACTUAL	PROFORMA
\$296,160	\$304,200

OPERATING EXPENSES

Landscaping	\$1,800
Parking Rental	\$11,016
Insurance	\$4,933
Property Taxes	\$50,000
\$67,749	

NET OPERATING INCOME

ACTUAL	PROFORMA
\$228,411	\$236,451

RENT ROLL

Scheduled Base Rental Income	\$257,076
\$257,076	

6000 Woodman Ave

	Actual	Pro Forma	SQFT	% of Building
6006 Cigar Lounge	\$3,000	\$3,000	930	12.9%
6002/6004 Catering Company	\$11,750	\$11,750	3,247	45.0%
13651 Medical Office	\$4,200	\$4,200	995	13.8%
13653 Vacant Unit (In negotiation)	\$3,000	\$3,000	852	11.8%
Residential Unit 2 bd/1 bth	\$2,730	\$3,400	1,186	16.4%
Monthly		\$24,680	\$25,350	7210
Annually		\$296,160	\$304,200	

CAP RATE	5.71%	5.91%
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