

| 804 E Balboa Blvd | | | | | | |
|--------------------------------------------------------------------------------|---------------------|---------------------|--------|-------------|----------------|---------------|
| Total Building Sqft - Including Tower, Basement, Mezzanine in Unit B 1st Floor | 5946 | | | | | |
| Total Rentable Retail Sqft - 1st Floor | 2734 | | | | | |
| Total Rentable Residential Sqft - 2nd Floor | 2350 | | | | | |
| | | | | | | |
| Rental Income | Sqft | Base Rent | NNN | Annual NNN | Monthly Income | Annual Income |
| Unit A - Retail - Medical Spa | 1667 | \$5.00 | \$0.89 | \$17,803.56 | \$8,335.00 | \$100,020.00 |
| Unit B - Retail - Mochinut | 1046 | \$5.00 | \$0.89 | \$11,171.28 | \$5,230.00 | \$62,760.00 |
| Unit A - Res. - Medical Spa | 1075 | \$5.58 | | | \$6,000.00 | \$72,000.00 |
| Unit B - Res. - Medical Spa | 1275 | \$4.71 | | | \$6,000.00 | \$72,000.00 |
| | | Total | | \$28,974.84 | \$25,565.00 | \$306,780.00 |
| | | | | | | |
| Other Income | Monthly | Annual | | | | |
| Property Management | \$1,278.25 | \$15,339.00 | | | | |
| Admin Fees to Retail Tenants Only - 15% of total cam fees | \$362.19 | \$4,346.23 | | | | |
| | | | | | | |
| Total Income - INCLUDE CAMS | DID NOT | \$326,465.23 | | | | |
| | | | | | | |
| Expenses | Monthly | Annual | | | | |
| Property Taxes | 2,417 | 29,000 | | | | |
| Insurance | 500 | 6000 | | | | |
| Trash & Water | 66.67 | 800 | | | | |
| Electrical | 25.00 | 300 | | | | |
| General Repair | 166.67 | 2000 | | | | |
| | | | | | | |
| Total Expenses | 38,100 | | | | | |
| | | | | | | |
| Net Operating Income | \$288,365.23 | | | | | |
| | | | | | | |
| Cap Rate - 2% | \$14,418,261.30 | | | | | |
| Cap Rate - 2.5% | \$11,534,609.04 | | | | | |