



Palm Plaza

CURRENT INCOME SUMMARY:

Unit	Tenant	Sq. Ft.	Monthly Lease	Rent/Sq. Ft.	Annual NNN
35	Savmor	30,516	\$ 21,192.00	\$ 0.65	\$ -
53	Beauty Salon	892	\$ 1,000.00	\$ 1.26	\$ -
57	Donut Shop	919	\$ 1,600.00	\$ 1.36	\$ -
55	Barber Shop	326	\$ 510.00	\$ 1.00	\$ -
59	Shop N Wash	1,438	\$ 1,438.00	\$ 0.81	\$ -
61	Orland Care Pharmacy	568	\$ 788.00	\$ 1.28	\$ -
65	Cricket Wireless	968	\$ 1,350.00	\$ 1.03	\$ -
67	Wireless Store	900	\$ 1,140.00	\$ 1.02	\$ -
		36527	\$ 29,018.00	\$ 1.050	\$ -
					\$ 348,216

CURRENT OPERATING SUMMARY:

Scheduled Rent Income	\$ 348,216.00
Other Income/NNN	\$ -
Scheduled Gross Income	\$ 348,216.00
Less Vacancy 2%	\$ 6,964.32
Effective Gross Income	\$ 341,251.68
Less Expenses	\$ 23,900.00
Net Operating Income	\$ 317,351.68

GENERAL INFORMATION:

Address	35 - 67 E. Walker
City	Orland
Zoning	Commercial

NNN \$ -

SavMor Pays NNN

CURRENT EXPENSES:

Expense	Amount	% of Annual Gross Scheduled Income	Annual \$/Sq. Ft.	Monthly \$/Sq. Ft.
Taxes (SavMor Pays Taxes NNN)	\$ 6,500	1.9%	\$ 0.18	\$ 0.01
Insurance	\$ 1,500	0.4%	\$ 0.04	\$ 0.00
Legal & Accounting		0.0%	\$ -	\$ -
Maintenance		0.0%	\$ -	\$ -
Management	\$ 9,200	2.6%	\$ 0.25	\$ 0.02
Misc.		0.0%	\$ -	\$ -
Advertising		0.0%	\$ -	\$ -
Utilities	\$ 1,100	0.3%	\$ 0.03	\$ 0.00
Payroll Taxes		0.0%	\$ -	\$ -
Repairs	\$ 2,000	0.6%	\$ 0.05	\$ 0.00
Services (Landscaping, etc.)	\$ 3,600	1.0%	\$ 0.10	\$ 0.01
Telephone		0.0%	\$ -	\$ -
Total Expenses	\$ 23,900	6.86%	\$ 0.654	\$ 0.05

\$ -

SUMMARY: Asking Price: **\$ 4,700,000**
 Asking CAP Rate: **6.75%**
 Asking per Sq. Ft. **\$ 128.67**

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	6.00%	6.50%	7.00%	7.50%	8.00%	8.50%
VALUE BASED ON CAP	\$ 5,289,195	\$ 4,882,334	\$ 4,533,595	\$ 4,231,356	\$ 3,966,896	\$ 3,733,549
COST PER SQ. FT.	\$ 144.80	\$ 133.66	\$ 124.12	\$ 115.84	\$ 108.60	\$ 102.21