


Financial Summary

Summary		Location
Price:	\$1,700,000	1650 S. Melrose Drive Vista, CA
Down Payment:	\$1,700,000	
GLA:	4,870 SF	Financing Summary
Price/GLA:	\$349.07	Buyer to pay all cash or find new financing.
Current Cap Rate:	6.28%	
Annualized Operating Data		
INCOME	<u>Current</u>	
Scheduled Rent Income:	\$106,776.25	
Common Area Income:	NNN	
Scheduled Gross Income:	\$106,776.25	
Total Expense Reimbursements:	NNN	
Less: Vacancy:	\$0	
Effective Gross Income:	\$106,776.25	
Less: Expenses:	NNN	
Net Operating Income:	\$106,776.25	
Pre-Tax Cash Flow:	\$106,776.25	
Total Return Before Taxes:	(6.28%) \$106,776.25	