

Tenancy and Income  
2305 Coffee Road  
Modesto, CA 95355

Tenant	Rent	Lease Expires	Length of Tenancy
Capulong Chiropractic	\$.90 per sq. ft. per month 1,600 sq. ft.	1/15/05	4 years
Karen Long	\$.90 per sq. ft. per month 1,000 sq. ft.	5/1/05	2 years

	Monthly	Annual
Gross Income	\$2,340.00	\$28,080.00
Vacancy Factor (est. 3%)*	\$70.20	\$842.40
Property Taxes (based on asking price)	\$389.58	\$4,675.00
Insurance (estimate)	\$104.17	\$1,250.00
Maintenance (est. 5% of gross)	\$117.00	\$1,404.00
Net Operating Income	\$1,659.05	\$19,908.60

Note: The rents are low. Average gross rent for office space is currently \$1.20. If rent went from the current \$.90 to \$1.10 per square foot, the income/expense would look like this.

	Monthly	Annual
Gross Income	\$2,860.00	\$34,320.00
Vacancy Factor (est. 3%)*	\$85.80	\$1,029.60
Property Taxes (based on asking price)	\$389.58	\$4,675.00
Insurance (estimate)	\$104.17	\$1,250.00
Maintenance (est. 5% of gross)	\$143.00	\$1,716.00
Net Operating Income	\$2,137.45	\$25,649.40

\*Historical vacancy for property is 0%.