

1050 Adams Street

PROFORMA Rent Roll

ESTIMATED Income

Unit	Approx. Rentable SF	Tenant	Term	Total Rent
Suite A	2040	Vacant		\$7,700.00
Suite B	800	Berryman	End 8/31/19*; One 5-year option	\$2,821.00
Suite C	1680	Zainer	End 8/30/19; No options	\$5,040.00
Suite D	1760	Signum	Ends 5/31/19; Two 5-year options	\$6,424.00
Suite E	2040	Trainor	Ends 6/30/19; Two 5-year options	\$6,844.05
Estimated Gross Monthly Income				\$28,829.05
Estimated Gross Annual Income				\$345,948.60

ESTIMATED Expenses

Vacancy (2%)		\$6,918.97	
Real Estate Taxes	Est. \$4.75m	\$55,000.00	
Insurance		\$4,000.00	
Water/Sewer		\$9,500.00	
PG&E (Operating/Tenant Expense)		\$4,000.00	
Garbage (Operating/Tenant Expense)		\$1,187.00	
Janitorial		\$5,000.00	
Janitorial Supplies		\$1,500.00	
Fire Monitoring		\$1,800.00	
Pest Control		\$950.00	
Elevator Phone		\$950.00	
Maintenance & Repairs (3.25%)		\$11,243.33	
Management Fee (Self Managed)		\$0.00	
Reserves		\$3,000.00	
Total Estimated Expenses		\$105,049.30	30%
Net Operating Income (Estimated)		\$240,899.30	

Cap Rate	5.1	\$4,723,515.66
Price per SF		\$562.32