

## **1050 Adams Street**

### **PROFORMA Rent Roll**

#### **ESTIMATED Income**

<u>Unit</u>	<u>Approx. Rentable SF</u>	<u>Tenant</u>	<u>Term</u>	<u>Total Rent</u>
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
<b>Estimated Gross Monthly Income</b>				<b>\$28,829.05</b>
<b>Estimated Gross Annual Income</b>				<b>\$345,948.60</b>

#### **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**