



**THE PALLOTTA BUILDING**  
**A MIXED USE**  
**COMMERCIAL BUILDING**  
1300 POMONA STREET  
CROCKETT, CA 94525



**OFFERING PRICE**  
**\$400,000**

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## INCOME & EXPENSES

ADDRESS	TYPE/TENANT	ESTIMATED SQUARE FEET	CURRENT RENTS	STABILIZED RENTS
1300	Commercial - Arbol Café	1,500	\$790	\$790
1306	Commercial - VACANT	600	\$0	\$200
1306-DR	Commercial - VACANT	400	\$0	\$100
1308	Commercial - New Store	1,500	\$650	\$650
1314	Commercial - Smith Art Studio	1,200	\$600	\$600
1322	Commercial - Romary Jewelry	1,500	\$475	\$475
732 #1	Apartment 1BR/1BA	500	\$700	\$700
732 #2	Apartment 1BR/1BA	500	\$0	\$700
732 #3	Apartment 1BR/1BA	500	\$600	\$600
732 #4	Apartment Studio	300	\$0	\$300
<b>Total rentable square feet</b>		<b>8,500</b>		

INCOME			
Monthly Rent		\$3,815	\$5,115
Other Income (Basement Storage)		\$0	\$250
<b>Total Monthly Income</b>		<b>\$3,815</b>	<b>\$5,365</b>
<b>ANNUALIZED TOTAL INCOME</b>		<b>\$45,780</b>	<b>\$64,380</b>
Scheduled Gross Income		\$45,780	\$64,380
Less Vacancy Reserve (5.00%)		(\$2,289)	(\$3,219)
<b>GROSS OPERATING INCOME</b>		<b>\$43,491</b>	<b>\$61,161</b>

EXPENSES			
Taxes (New @ 1.127%)		(\$4,508)	(\$4,508)
Levies & Assessments		(\$4,080)	(\$4,080)
Insurance (Projected at \$.65/s.f.)		(\$6,037)	(\$6,037)
Utilities (2014 + 5%)		(\$2,705)	(\$2,705)
PG&E (Tenants)		\$0	\$0
Garbage (2014 + 3%)		(\$1,050)	(\$1,050)
Repairs/Maintenance (Projected @ \$1.00/s.f./year)		(\$9,288)	(\$9,288)
Capital Improvements (Projected @ \$.25/s.f./year)		(\$2,322)	(\$2,322)
Cleaning/Porter (Projected)		(\$1,200)	(\$1,200)
Pest Control/License/Miscellaneous		(\$1,000)	(\$1,000)
<b>TOTAL EXPENSES</b>		<b>(\$32,190)</b>	<b>(\$32,190)</b>

NET OPERATING INCOME			
		<b>\$11,301</b>	<b>\$28,971</b>
Expenses as % of Gross Income		70.31%	50.00%
Expenses per Square Foot		\$3.79	\$3.79

## MARKET VALUE ANALYSIS

SALE PRICE	\$400,000		\$400,000	
Down Payment	\$400,000	100%	\$400,000	100%
First Loan [1]	\$0	0%	\$0	0%
<b>NET OPERATING INCOME</b>	<b>\$11,301</b>		<b>\$28,971</b>	
Estimated Debt Service (first loan)	\$0		\$0	
Cash Flow	\$11,301		\$28,971	
Plus: Principle Paydown	\$0		\$0	
<b>Total Pre-Tax Return</b>	<b>\$11,301</b>		<b>\$28,971</b>	
Pre-Tax Return on Investment	2.83%		7.24%	
Gross Rent Multiplier	8.74		6.21	
Capitalization Rate	2.83%		7.24%	
Price per square foot	\$47.06		\$47.06	

[1] Financing: Conventional financing is unlikely in the current market.