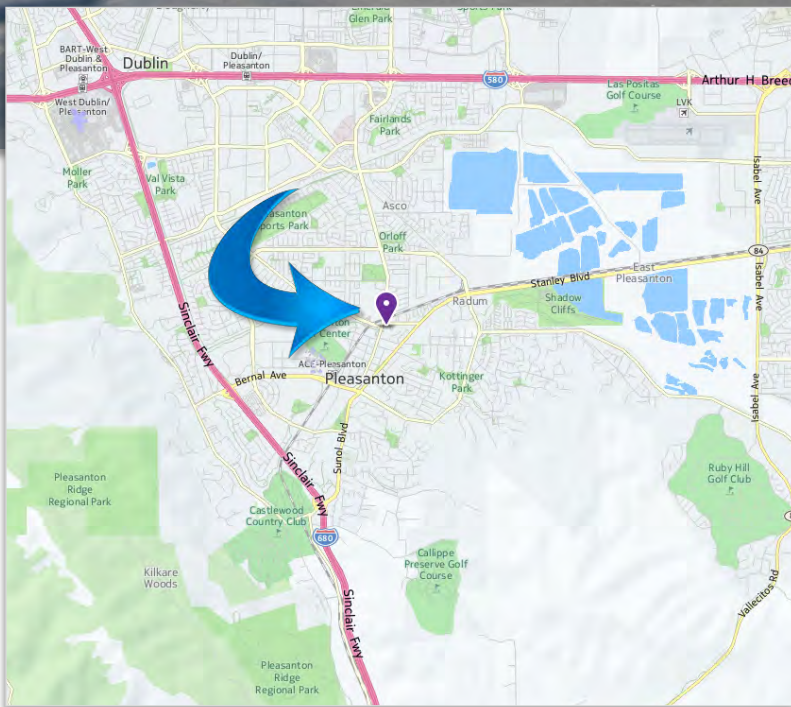


RETAIL & CAR WASH

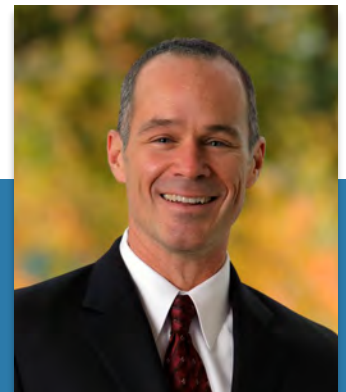
4257 VERVAIS AVENUE, PLEASANTON, CA 94566



SHAWN WILLIS

925.988.0502

Shawn@IPSrealestate.com



INCOME PROPERTY SERVICES A.G.

1343 LOCUST STREET, SUITE 205

WALNUT CREEK, CA 94596

WWW.IPSREALSTATE.COM / BRE # 01095619



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FINANCIAL ANALYSIS

TENANTS	SQUARE FEET	CURRENT BASE RENTS	RENT/SQ FT	PROJ. BASE RENTS	RENT/SQ FT
<i>Car Wash</i>	1,500	\$3,900	2.60	\$4,250	\$2.83
<i>Ruiz</i>	750	\$1,125	1.50	\$1,125	\$1.50
<i>Guevarra/Sale</i>	880	\$1,010	1.15	\$1,010	\$1.15
<i>Aunti Gluten's Bakery</i>	560	\$1,176	2.10	\$1,176	\$2.10
TOTALS [1]	3,690	\$7,211	1.95	\$7,561	\$2.05

INCOME					
MONTHLY RENT		\$7,211		\$7,561	
ANNUAL RENT		\$86,532		\$90,732	
VACANCY/BAD DEBT	5.00%	(\$4,327)		(\$4,537)	
GROSS RENT		\$82,205		\$86,195	
NNN Recapture [2]		\$15,000		\$15,000	
SUB TOTAL INCOME		\$97,205		\$101,195	

TOTAL INCOME		\$97,205		\$101,195	
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EXPENSES					
LANDSCAPING	Est.	\$1,190		\$1,190	2013
INSURANCE	Actual	\$1,927		\$1,927	2013
OFF-SITE MANAGEMENT	0.0%	\$0		\$0	
PROPERTY TAXES	1.1226%	\$14,594		\$14,594	New
LEVIES AND ASSESSMENTS	\$0	\$123		\$123	New
REPAIRS & MAINTENANCE	Est.	\$2,000		\$2,000	Estimated
REPLACEMENTS	Est.	\$1,000		\$1,000	Estimated
PG&E	Est.	\$0		\$0	Tenants Pay
WATER	Est.	\$0		\$0	Tenants Pay
TRASH	Est.	\$0		\$0	Tenants Pay
TOTAL EXPENSES		\$20,834	0.47	\$20,834	\$0.47

NET OPERATING INCOME		\$76,372		\$80,362	
DEBT SERVICE		(\$51,692)		(\$51,692)	
CASH FLOW		\$24,680		\$28,670	
PRINCIPAL PAY-DOWN		\$17,169		\$17,169	
TOTAL RETURN		\$41,849		\$45,839	
CAP RATE		5.87%		6.18%	
PRICE PER FOOT		\$352.30		\$352.30	
CASH ON CASH		4.7%		5.5%	
TOTAL RETURN		8.0%		8.7%	

LIST PRICE		\$1,300,000			
DOWN PAYMENT		\$525,000	40%		
PROPOSED NEW 1ST		\$775,000	60%		

1.3 DCR, 4.5%, 25 year amortization

[1] Car wash estimated at 1,500 s.f. of structure

[2] Assumes 75% recapture

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