

## 2024 Cashflow & Expense Summary

### Property Information

<b>Address</b>	<b>707-709 Hueneme Rd.</b>		
Property Type	2-Tenant Industrial		
Building SF	12,577		
Parcel Size	1.03 Acres	Cap Rate	4.50%
<b>Purchase Price</b>	<b>\$ 3,099,000</b>		
<b>Price PSF</b>	<b>\$ 246.40</b>		
		<b>Lease Exp.</b>	<b>Option</b>
707 Hueneme SF	7,015	12/31/2025	Yes 3 yrs - FMV
709 Hueneme SF	5,562	12/31/2025	Yes 3 yrs - FMV

Description	Annual	Monthly	PSF
707 Hueneme Base Rent	\$ 100,676	\$ 8,390	\$ 1.20
707 Hueneme Cam Income	\$ 7,200	\$ 600	\$ 0.09
709 Hueneme Base Rent	\$ 77,396	\$ 6,450	\$ 1.16
709 Hueneme Cam Income	\$ 5,700	\$ 475	\$ 0.09
<b>Potential Gross Income</b>	<b>\$ 190,973</b>		
<b>Vacancy Loss</b>	<b>\$ -</b>		
<b>GROSS OPERATING INCOME</b>	<b>\$ 190,973</b>		
<b>* OPERATING EXPENSES</b>			
City of Oxnard Water, Sewer & Trash	\$ 3,709		
Professional Landscape Maintenance	\$ 6,000		
Common Area Electricity	\$ 1,980		
HVAC Maintenance	\$ 680		
Fire Sprinkler & Alarm	\$ 1,355		
Insurance Fire & Extended Coverage	\$ 5,000		
County of Ventura Real Property Taxes	\$ 32,775		
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 51,499</b>		
<b>NET OPERATING INCOME</b>	<b>\$ 139,474</b>		

\* 2024 Contract rents with Expenses based on 2023. The information provided herein is deemed reliable but not guaranteed and is subject to change. IPA Commercial assumes no liability for its accuracy or completeness. Hvac and insurance costs are estimated. Industrial gross leases. Buyer to independently verify all information herein.