

## 2025 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		
<b>Purchase Price</b>	<b>\$ 3,299,000</b>		
<b>Price PSF</b>	<b>\$ 262.30</b>		
<b>Cap Rate</b>	<b>4.24%</b>	<b>Lease Exp.</b>	<b>Option</b>
707 Hueneme SF	7,015	12/31/2025	Yes - FMV
709 Hueneme SF	5,562	1/31/2026	Yes - FMV
<b>Loan Amount</b>	<b>\$ 800,000</b>		
<b>Loan Interest Rate</b>	<b>6.50%</b>		
<b>Equity Investment</b>	<b>\$ 2,499,000</b>		
<b>Cash-on-Cash Return</b>	<b>0.00%</b>		

Description	Annual	Monthly	PSF
707 Hueneme Base Rent	<b>\$ 104,703</b>	\$ 8,725	\$ 1.24
707 Hueneme Cam Income	<b>\$ 7,200</b>	\$ 600	\$ 0.09
709 Hueneme Base Rent (2-1-2025 Increase)	<b>\$ 80,492</b>	\$ 6,708	\$ 1.21
709 Hueneme Cam Income	<b>\$ 5,700</b>	\$ 475	\$ 0.09
<b>Potential Gross Income</b>	<b>\$ 198,095</b>		
<b>Vacancy Loss</b>	<b>\$ -</b>		
<b>GROSS OPERATING INCOME</b>	<b>\$ 198,095</b>		

### \* OPERATING EXPENSES

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	\$ 39,588

### TOTAL OPERATING EXPENSES

**\$ 58,312**

### NET OPERATING INCOME

**\$ 139,783**

\* 2025 Contract rents with Expenses estimated. 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.