COMMERCIAL BROKERS OF CALIFORNIA

Ridgewood Plaza

CURRENT INCOME SUMMARY:

Unit	Tenant	Sq. Ft.	Monthly Lease	Rent/Sq. Ft.	Annual NNN	
5	Medeiros Marquez	3,120	$ 2,800.00	$ 0.89	$ -	$ 33,600
7&9	New Beginnings	4,880	$ 4,977.60	$ 1.02	$ -	$ 59,731
10,11,14	CDC CA Corrections	7525	$ 16,044.00	$ 2.07	$ -	$ 192,528
20&22	Butte County	8000	$ 7,440.00	$ 0.93	$ -	$ 89,280
		23525	$ 31,261.60	$ 1.329	$ -	$ 375,139

CURRENT OPERATING SUMMARY:

Scheduled Rent Income		$ 375,139.20
Other Income/NNN		$ -
Scheduled Gross Income		$ 375,139.20
Less Vacancy	0%	$ -
Effective Gross Income		$ 375,139.20
Less Expenses		$ 159,906.00
Net Operating Income		$ 215,233.20

GENERAL INFORMATION:

Address	1370 Ridgewood Dr.
City	Chico
Zoning	Office Mixed Use OMU

NNN	$ -

CURRENT EXPENSES:

Expense	Amount	% of Annual Gross Scheduled Income	Annual $/Sq. Ft.	Monthly $/Sq. Ft.
Taxes	$ 34,100	9.1%	$ 1.45	$ 0.12
Insurance	$ 15,483	4.1%	$ 0.66	$ 0.05
Office Supplies	$ 2,512	0.7%	$ 0.11	$ 0.01
Maintenance	$ 12,458	3.3%	$ 0.53	$ 0.04
Garbage Pest Common Area	$ 26,530	7.1%	$ 1.13	$ 0.09
CDC (Full Service Lease)	$ 44,155	11.8%	$ 1.88	$ 0.16
Utilities	$ 24,668	6.6%	$ 1.05	$ 0.09
		0.0%	$ -	$ -
		0.0%	$ -	$ -
		0.0%	$ -	$ -
		0.0%	$ -	$ -
Total Expenses	**$ 159,906**	**42.63%**	**$ 6.797**	**$ 0.57**

If Actual Expenses Not Known, use the projected expenses:	**30%**	**$ 112,542**

SUMMARY:

Asking Price:	**$ 3,100,000**
Asking CAP Rate:	**6.94%**
Asking per Sq. Ft.	**$ 131.77**

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	6.00%	**6.50%**	**7.00%**	**7.50%**	**8.00%**	**8.50%**
VALUE BASED ON CAP	**$ 3,587,220**	**$ 3,311,280**	**$ 3,074,760**	**$ 2,869,776**	**$ 2,690,415**	**$ 2,532,155**
COST PER SQ. FT.	$ 152.49	$ 140.76	$ 130.70	$ 121.99	$ 114.36	$ 107.64