



UC Theater
2036 University Avenue
Berkeley, CA

REVENUE				Rent per		
Tenant		sq. ft.	Expiration	Sq. Ft.	Monthly	Annual
Kennedy	2018	714		1.76	1,254	15,048
Tobet	2020	714		1.53	1,090	13,080
Fast Mart	2022	825		2.21	1,820	21,840
Papa's Restaurant	2026	850		2.20	1,872	22,464
Univ Nails	1640	1,446		1.18	1,700	20,400
UC Theatre (projected)	1650	15,215		1.15	17,497	209,967
		19,764	80%		25,233	302,799
1					1,095	13,140
2					950	11,400
3					650	7,800
4					1,200	14,400
5					1,050	12,600
6					1,375	16,500
7					1,200	14,400
8					1,300	15,600
9					850	10,200
10					1,200	14,400
11					795	9,540
12					1,000	12,000
13					995	11,940
14					1,295	15,540
15					1,350	16,200
16					1,250	15,000
17					1,050	12,600
18					1,200	14,400
19					1,200	14,400
20					950	11,400
		5,000			21,955	263,460
		24,764				
GROSS INCOME					47,188	566,259
Vacancy factor		2.00%			944	11,325
EFFECTIVE GROSS					46,244	554,934

EXPENSES			
Property Taxes	1.2344%	6,686	80,236
Property Taxes Special Assessments		1,250	15,000
Insurance		1,250	15,000
Garbage		393	4,718
Water		300	1,475
Rent Board Fees	135	225	2,700
Repairs & Maintenance	2.00%	925	11,099
Legal/Miscellaneous	1.00%	462	5,549
Management	3.50%	1,619	19,423
Reserve	1.50%	694	8,324
Bus. Lic.	1.08%	500	5,999
TOTAL EXPENSES		<u>14,304</u>	<u>169,523</u>
Expense Reimbursements		7,731	92,766
Net operating costs		<u>6,573</u>	<u>76,756</u>
NET OPERATING INCOME		<u>39,671</u>	<u>478,178</u>
PROPOSED FINANCING			
Amount	4,550,000		
Percentage Rate	6.50%		
Amortization	300	<u>30,722</u>	<u>368,663</u>
		<u>8,949</u>	<u>109,514</u>
CASH FLOW			

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.