

Bellagio of Lakeside

Asking \$3,200,000.00

TENANT/ADDRESS	SQ FEET RATE	YR INCOME	MONTHLY INCOME	TERM LEASE	LEASE VALUE
Great Lakes Restaurant 13830	3,963	\$15.15 \$60,039.45	\$5,003.29	60	\$300,197.25
itect 13820	1,406	\$17.89 \$25,156.15	\$2,096.35	60	\$125,780.76
DFJ 13810	2,480	\$20.00 \$49,600.00	\$4,133.33	120	\$496,000.00
Dobreff & Dobreff PC 13840	1,466	\$16.50 \$24,189.00	\$2,015.75	60	\$120,945.00
Red line transport 13842	922	\$22.80 \$21,021.60	\$1,751.80	24	\$42,043.20
All American Business 13854	4866	\$12.30 \$59,851.80	\$4,987.65	120	\$598,518.00
Common Area	1883				
TOTALS Square footage	17,242		\$19,988.17		\$1,683,484.21
GROSS INCOME	\$239,858.00				
EXPENSE					
NET OPERATING Expenses	\$10,200.00				
TAX'S	\$35,073.53				
VACANCY RATE 3 ½%	\$8,395.00				
insurances	\$5,000.00				
TOTAL EXPENSES	\$58,668.53				
NET OPERATING INCOME	\$181,189.47				