

## 250 Lombard Street, Units 1,2,3,4 & 6

|  |           |    |                  |                           |  |
|--|-----------|----|------------------|---------------------------|--|
| <b>Suggested Price:</b>                              |           |    |                  | <b>Lease Information:</b> |  |
|  |           | \$ | <b>1,938,000</b> | Lease expires             | 12/31/2016                                   |
| <b>Price per Sq. Ft.</b>                             |           | \$ | 465.98           | Current Lease pays        | \$ 120,000                                   |
| <b>Gross Square Feet</b>                             | 1st Floor |    | 4,159            | Association Fees Annual   | \$ 10,000                                    |
|  | 2nd Floor | \$ | 400              | Association Pays:         | water, trash, gas & insurance                |
| <b>Total Sq. Ft.</b>                                 |           |    | 4,559            |                           |  |
| <b>Average Monthly Rent Per Rentable Square Foot</b> |           | \$ | 2.19             | 1st floor                 | Majority rules Association                   |
|  |           | \$ | 2.19             | 2nd floor                 | Lease may be terminated with a 90 day notice |

|                             |                |                   |                     |
|-----------------------------|----------------|-------------------|---------------------|
| <b>Capitalization Rate:</b> | 4.27%          | <b>Occupancy:</b> | 100%                |
| <b>Cash on Cash Return:</b> | 1.56%          | <b>Proforma:</b>  | 100%                |
| <b>Suggested Financing:</b> |                | Interest Rate:    | 4.50%               |
| Down:                       | 40% \$ 775,200 | Term:             | 30                  |
| Loan:                       | \$ 1,162,800   | Monthly Payment:  | <b>(\$5,891.74)</b> |
|                             |                | Annual Payment:   | \$ (70,700.84)      |

### Financial Structure

|                                |       |    |            |
|--------------------------------|-------|----|------------|
| <b>Scheduled Gross Income:</b> |       | \$ | 120,000.00 |
| <b>Plus Reimbursements:</b>    |       | \$ | -          |
| <b>Total Gross Rents:</b>      |       | \$ | 120,000.00 |
| <b>Less Vacancy Factor:</b>    | 0.00% | \$ | -          |
| <b>Misc. Income:</b>           |       | \$ | -          |
| <b>Effective Gross Income:</b> |       | \$ | 120,000.00 |

#### Estimated Expenses for 2015

|                                      |              |    |                  |
|--------------------------------------|--------------|----|------------------|
| <b>Real Estate Taxes (Prop 13)</b>   | \$ 21,318.00 | \$ | 4.68             |
| <b>Insurance</b>                     | \$ 3,500.00  | \$ | 0.77             |
| <b>Sewer &amp; Water</b>             | \$ -         | \$ | -                |
| <b>Utilities</b>                     | \$ 1,200.00  | \$ | 0.26             |
| <b>Common Area Maintenance (CAM)</b> | \$ 1,200.00  | \$ | 0.26             |
| <b>Association Fees</b>              | \$ 10,000.00 | \$ | 2.19             |
| <b>TOTAL OPERATING EXPENSES</b>      | \$ 37,218.00 | \$ | 8.16             |
|                                      | \$ 0.68      |    | Per Sq../monthly |

|  |                |
|--|----------------|
| <b>Net Income Before Debt Service:</b> | \$ 82,782.00   |
| <b>Less Debt Service:</b>              | \$ (70,700.84) |
| <b>Net Income After Debt Service:</b>  | \$ 12,081.16   |
| <b>Debt Coverage Ratio:</b>            | 1.171          |

### Owner User Analysis:

|                             |                |                             |                      |
|-----------------------------|----------------|-----------------------------|----------------------|
| <b>Suggested Financing:</b> |                | Interest Rate:              | 4.50%                |
| Down:                       | 30% \$ 581,400 | Term:                       | 30                   |
| Loan:                       | \$ 1,356,600   | Monthly Payment:            | \$6,873.69           |
|                             |                | Annual Payment:             | \$ 82,484.31         |
|                             |                | Plus Expenses               | \$ 37,218.00         |
|                             |                | Estimated Total Expenses    | <b>\$ 119,702.31</b> |
|                             |                | <b>Rent per Square Foot</b> | <b>\$ 2.19</b>       |

This information has been furnished by sources which we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.