

10401-10419 Venice Blvd. Los Angeles CA 90034

Rent Roll - Expens

2024

All information is subject to change and shall be verified by Buyer

Unit	Tenant	Lease type (ie NNN)	Sq/Ft	Base monthly Rent	CAM/mo.	Tenant Since	Lease start	Lease Maturity	Options
101B	BENNY'S		1,000	\$5,084.88	Included in rent	MAY.2017	42,856.00	Jun-27	Two 5 year
102	WONDER CHAI LLC		1,081	\$5,259.00	Included in rent		45,566.00	Oct-29	One 5 year
101A	EVERY TABLE		1,300	\$5,635.00	Included in rent	JULY.2003	43,466.00	Jul-29	Two 5 year
103	ZEN MASSAGE		843	\$3,700.00	Included in rent		45,832.00	Nov-29	One 5 year
104	TOBACCO		808	\$4,750.00	Included in rent	APRIL.2014	42,675.00	Apr-29	none
105	E & H CUISINE		1,177	\$4,881.00	Included in rent	JULY.2011	40,725.00	Jul-30	none
106	UPS		1,000	\$5,377.00	Included in rent	JULY.2005	38,534.00	Jul-31	none
107	VACANT - In negotiations		1,000						
100	WORLD MISSION CHURCH (fronts on Motor Ave)		1,500	\$3,770.00	Gross	FEB.2017	42,767.00	Feb-28	none
	Total Ground Floor Vacant		1,000						
	Total Ground Leased		7,209						
200	ALL WORLD COMM		3,000	\$6,450.00	Gross	JAN.2017	42,736.00		none
201	MACLEARN		5,000	\$5,600.00	Gross	APR.2017	43,009.00	Dec-20	none
202	VACANT/UPSTAIRS		2,800						
203	VACANT/UPSTAIRS		2,237						
204	VACANT/UPSTAIRS		3,000						
205	VACANT/UPSTAIRS		2,000						
	Total Second Floor Offices Vacant		10,037						
	Total Second Floor Offices Leased		8,000						
		Building SF	26,246	\$50,506.88	Monthly Rent		15,209.00	Total Leased	
				\$606,082.56	Annual Rent		11,037.00	Total Vacant	
							42.05%	Vacancy	
	CURRENT ANNUAL EXPENSES					NOI			
	TRASH			\$18,000.00		\$465,931.13			
	ELECTRIC			\$24,000.00					
	PROPERTY TAXES			\$62,151.43		CAP Rate			
	INSURANCE			\$36,000.00		3.97%	(based upon \$11,750,000		
	TOTAL ANNUAL EXPENSES			\$140,151.43			and 42.05% vacancy)		