

10401-10419 Venice Blvd, Los Angeles CA 90034

Rent Roll - Expenses

As of 3/6/2025

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

Unit	Tenant	Lease type (ie NNN)	Sq/Ft	Base monthly Rent	Monthly NNN	Prop 13 Protecti	Annual Increase	Tenant Since	Lease start	Lease Maturity	Options
100	WORLD MISSION CHURCH (fronts on Motor Ave)	Gross	1,500	\$3,770.00	none	No		FEB.2017	42,767.00	Feb-28	none
101B	BENNY'S	No	1,300	\$5,288.46	Included in rent	Yes	3%	MAY.2017	42,856.00	Jun-27	none
	Benny's Rent includes all NNN Costs										
101A	EVERY TABLE	yes	1,300	\$5,635.00	Included in rent	Yes		JULY.2003	43,466.00	Jul-29	Two 5 year
102	WONDER CHAI LLC	yes	1,161	\$5,259.00	\$1.393 (Included in rent)	No		June 1, 2024	45,566.00	Oct-29	One 5 year
103	ZEN MASSAGE	yes	1,100	\$5,000.00	\$1,320 (Included in rent)	No		June 1, 2024	45,832.00	Nov-29	One 5 year
104	TOBACCO OUTPOST	yes	808	\$4,750.00	Included in rent			APRIL.2014	42,675.00	Apr-29	none
105	E & H CUISINE	yes	1,177	\$4,881.00	Included in rent			JULY.2011	40,725.00	Jul-30	none
106	UPS	yes	1,000	\$5,377.00	\$310 (Included in rent)			JULY.2005	38,534.00	Jul-31	none
107	Cell Phone Repair	yes	1,000	\$4,945.00	\$1,200 (included in rent)	No	3%	March 1, 2025		Feb-30	One 5 year
	Total Ground Floor		10,346								
	Total Ground Leased		10,346								
200	ALL WORLD COMM	Gross	3,000	\$6,450.00				JAN.2017	42,736.00		none
201	MACLEARN	Gross	5,000	\$5,600.00				APR.2017	43,009.00	Dec-20	none
203	VACANT (former Shepard Jacobson)		2,000								
204	VACANT (former Gateway Portal)		3,000								
205	VACANT/UPSTAIRS		2,000								
	Total Second Floor Offices Vacant		7,000								
	Total Second Floor Offices Leased		8,000								
	Total Common Areas 2nd Floor										
	Total Offices		15,000								
	Total Building Rentalble SF.		25,346						18,346.00	Total Leased	
		Monthly Rent		\$53,185.46					7,000.00	Total Vacant	
		Annual Rent		\$638,225.52					27.62%	Vacancy	
	CURRENT ANNUAL EXPENSES										
	TRASH			\$18,000.00			NOI	\$498,074.09			
	ELECTRIC			\$24,000.00							
	CURRENT PROPERTY TAXES			\$62,151.43			CAP Rate	4.54			
	INSURANCE			\$36,000.00			Price	\$10.975,000			
	TOTAL ANNUAL EXPENSES			\$140,151.43							