

10401-10419 Venice Blvd, Los Angeles CA 90034

Rent Roll - Expenses

As of 2/5/2026

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 Maturity	Options
100	WORLD MISSION CHURCH (fronts on Motor Ave)	Gross	1,500	\$3,770.00	none	No		FEB.2017		Feb-28	none
101B	BENNY'S	No	1,300	\$5,288.46	Included in rent	Yes	3%	MAY.2017		Jun-27	none
	Benny's Rent includes all NNN Costs										
101A	EVERY TABLE	yes	1,300	5863.17	Included in rent	Yes		JULY.2003		Jan-32	One 5 year
102	WONDER CHAI LLC	yes	1,161	\$5,224.00	\$1,393 (Included in rent)	No		June 1, 2024		Oct-29	One 5 year
103	ZEN MASSAGE	yes	1,100	\$5,000.00	\$1,320 (Included in rent)	No		June 1, 2024		Nov-29	One 5 year
104	TOBACCO OUTPOST	yes	808	\$4,845.00	Included in rent			APRIL.2014		Apr-29	none
105	E & H CUISINE	yes	1,177	\$4,881.00	Included in rent			JULY.2011		Jul-30	none
106	UPS	yes	1,000	\$5,377.00	\$310 (Included in rent)			JULY.2005		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
<b>Total Ground Floor</b>			<b>10,346</b>								
<b>Total Ground Leased</b>			<b>10,346</b>								
200	ALL WORLD COMM	Gross	3,000	\$6,450.00				JAN.2017			none
201	VACANT		5,000								
203	VACANT (former Shepard Jacobson)		2,000								
204	VACANT (former Gateway Portal)		3,000								
205	VACANT/UPSTAIRS		2,000								
<b>Total Second Floor Offices Vacant</b>			<b>12,000</b>								
<b>Total Second Floor Offices M/M</b>			<b>3,000</b>								
<b>Total Common Areas 2nd Floor</b>											
<b>Total Offices</b>			<b>15,000</b>								
<b>Total Building Rentable SF.</b>			<b>25,346</b>						<b>13,346.00</b>	<b>Total Rented</b>	
		<b>Monthly Rent</b>		<b>\$45,780.46</b>					<b>12,000.00</b>	<b>Total Vacant</b>	
		<b>Annual Rent</b>		<b>\$549,365.52</b>					<b>47.34%</b>	<b>Vacancy</b>	
<b>CURRENT ANNUAL EXPENSES</b>											
	TRASH			\$18,000.00				<b>NOI</b>	<b>\$409,214.09</b>		
	ELECTRIC			\$24,000.00							
	CURRENT PROPERTY TAXES			\$62,151.43				<b>CAP Rate</b>	<b>4.75</b>		
	INSURANCE			\$36,000.00				<b>Price</b>	<b>\$8,950,000</b>		
	<b>TOTAL ANNUAL EXPENSES</b>			<b>\$140,151.43</b>							