

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
	Total Ground Floor		10,346								
	Total Ground Leased		10,346								
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								
	Total Second Floor Offices Vacant		12,000								
	Total Second Floor Offices M/M		3,000								
	Total Common Areas 2nd Floor										
	Total Offices		15,000								
	Total Building Rentalble SF.		25,346						13,346.00	Total Rented	
		Monthly Rent		\$45,780.46					12,000.00	Total Vacant	
		Annual Rent		\$549,365.52					47.34%	Vacancy	
	CURRENT ANNUAL EXPENSES										
	TRASH			\$18,000.00			NOI	\$409,214.09			
	ELECTRIC			\$24,000.00							
	CURRENT PROPERTY TAXES			\$62,151.43			CAP Rate	4.75			
	INSURANCE			\$36,000.00			Price	\$8,950,000			
	TOTAL ANNUAL EXPENSES			\$140,151.43							