

2126 ANDREA LN  
RENT ROLL EXPENSES PROFORMA

**CURRENT RENT & EXPENSES**

UNITS	SQ. FT	LEASE COMMENCEMENT	LEASE EXPIRATION	RENTAL	ANNUAL GROSS RENT	Annual Increases
Suite 1	2420	4/1/2003	4/1/2007	\$ 1,243.00	\$ 14,916.00	4%
Suite 2	1150	4/1/2004	4/1/2007	\$ 735.00	\$ 8,820.00	5%
Suite 3 Vacant	1150			\$ -	\$ -	
					<b>\$ 23,736.00</b>	

**EXPENSES**

TAXES	\$ 3,131.00
INSURANCE	\$ 1,500.00
BLDG REPAIRS & LAWN MAINT.	\$ 1,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 5,631.00</b>
<b>NOI</b>	<b>\$ 18,105.00</b>

**PROFORMA**

Suite 1	2420	\$ 2,420.00	\$ 29,040.00
Suite 2	1150	\$ 1,150.00	\$ 13,800.00
Suite 3	1150	1150	\$ 13,800.00
			<b>\$ 56,640.00</b>

**EXPENSES**

TAXES	\$ 8,000.00
INSURANCE	\$ 2,000.00
BLDG REPAIRS & LAWN MAINT.	\$ 1,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 11,000.00</b>
<b>NOI</b>	<b>\$ 45,640.00</b>



The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price change without notice.