



507 Woodside Road  
Redwood City, CA 94061

## Income and Rent Roll Needed

The top market value of your commercial property can be substantiated by showing the existing income and then showing the performance using today's market rent .

## Expenses Needed

A 2022 profit and loss statement will be needed to not only show the current expenses but to also show how to add value by reducing expenses in certain areas.

Once I have the income and expenses I can determine the Net Operating Income (NOI) and then use the market Capitalization Rate (CAP Rate) . The following pages show and example of how the NOI is determined.

## Summary

Building SF: 2,820

Lot Size: 3,366 SF

Price: \$2,400,000

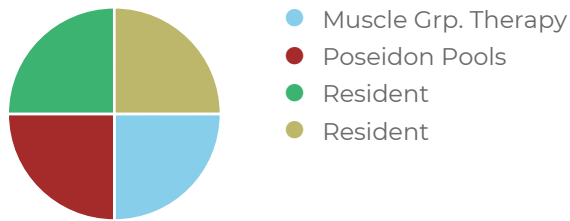
Year Built: 1954

# TENANT MIX REPORT

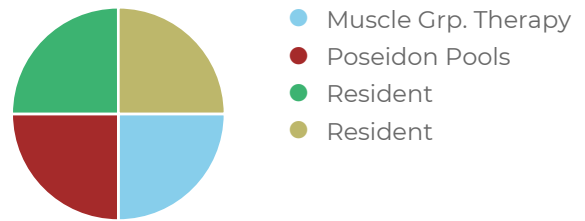
Woodside Corners  
507 Woodside Road | Redwood City, CA 94061

Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
507	Muscle Grp. Therapy	705	\$2,100	\$2,100	\$2,650	\$2,650
515	Poseidon Pools	705	\$2,650	\$2,650	\$2,650	\$2,650
521A	Resident	705	\$2,900	\$2,900	\$2,900	\$2,900
521B	Resident	705	\$2,190	\$2,190	\$2,900	\$2,900
<b>4</b>		<b>2,820</b>		<b>\$9,840</b>		<b>\$11,100</b>

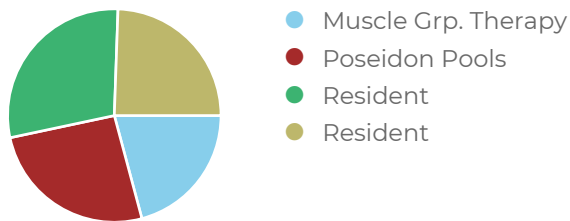
## TENANT MIX



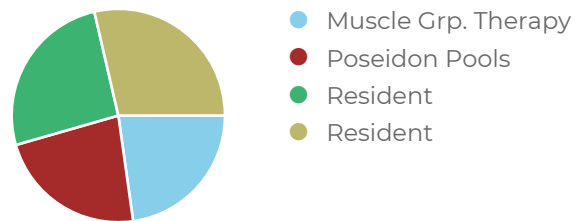
## TENANT MIX SQUARE FEET



## TENANT MIX INCOME



## TENANT MIX MARKET INCOME



# PRO FORMA SUMMARY

Woodside Corners  
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## Income

Description	Actual	Per SF	Market	Per SF
<b>Gross Potential Rent</b>	<b>\$131,940</b>	<b>\$46.79</b>	<b>\$133,200</b>	<b>\$47.23</b>
- Less: Vacancy	\$0	\$0.00	(\$1,332)	(\$0.47)
<b>Effective Gross Income</b>	<b>\$131,940</b>	<b>\$46.79</b>	<b>\$131,868</b>	<b>\$46.76</b>

## Operating Expenses

Description	Actual	Per SF	Market	Per SF
Property Taxes	\$23,080	\$8.18	\$29,280	\$10.38
Building Insurance	\$2,500	\$0.89	\$2,500	\$0.89
General Supplies	\$500	\$0.18	\$500	\$0.18
Contract Services	\$5,009	\$1.78	\$5,009	\$1.78
Handy Man	\$500	\$0.18	\$500	\$0.18
Advertizing	\$500	\$0.18	\$500	\$0.18
Legal & Accounting	\$2,375	\$0.84	\$1,500	\$0.53
Maintenance	\$500	\$0.18	\$500	\$0.18
Management Fees	\$3,570	\$1.27	\$0	\$0.00
License & Permits	\$500	\$0.18	\$500	\$0.18
Repairs	\$2,850	\$1.01	\$1,500	\$0.53
<b>Total Expenses</b>	<b>(\$41,884)</b>	<b>(\$14.85)</b>	<b>(\$42,289)</b>	<b>(\$15.00)</b>
<b>Net Operating Income</b>	<b>\$90,056</b>	<b>\$31.93</b>	<b>\$89,579</b>	<b>\$31.77</b>

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



**Investment Summary**

Price	\$2,400,000
Year Built	1954
Tenants	4
RSF	2,820
Price/RSF	\$851.06
Lot Size	3,366 sf
Floors	2
APN	059-092-270
Cap Rate	3.75%
Market Cap Rate	3.73%

**Financing Summary**

<b>Loan 1 (Fixed)</b>	<b>\$768,265</b>
Initial Equity	\$1,631,735
Interest Rate	4.875%
Term	30 years
Monthly Payment	\$4,066
DCR	1.85

**Tenant Annual Scheduled Income**

Tenant	Actual	Market
Muscle Grp. Therapy	\$31,250	\$31,800
Poseidon Pools	\$31,800	\$31,800
Resident	\$34,800	\$34,800
Resident	\$34,090	\$34,800
<b>Totals</b>	<b>\$131,940</b>	<b>\$133,200</b>

**Annualized Income**

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$131,940</b>	<b>\$133,200</b>
- Less: Vacancy	\$0	(\$1,332)
<b>Effective Gross Income</b>	<b>\$131,940</b>	<b>\$131,868</b>
- Less: Expenses	(\$41,884)	(\$42,289)
<b>Net Operating Income</b>	<b>\$90,056</b>	<b>\$89,579</b>
- Debt Service	(\$48,789)	(\$48,789)
<b>Net Cash Flow after Debt Service</b>	<b>\$41,267</b>	<b>\$40,790</b>
+ Principal Reduction	\$11,592	\$11,592
<b>Total Return</b>	<b>\$52,860</b>	<b>\$52,383</b>

**Annualized Expenses**

Description	Actual	Market
Property Taxes	\$23,080	\$29,280
Building Insurance	\$2,500	\$2,500
General Supplies	\$500	\$500
Contract Services	\$5,009	\$5,009
Handy Man	\$500	\$500
Advertizing	\$500	\$500
Legal & Accounting	\$2,375	\$1,500
Maintenance	\$500	\$500
Management Fees	\$3,570	\$0
License & Permits	\$500	\$500
Repairs	\$2,850	\$1,500
<b>Total Expenses</b>	<b>\$41,884</b>	<b>\$42,289</b>
<b>Expenses Per RSF</b>	<b>\$14.85</b>	<b>\$15.00</b>