

3450 Tanya Avenue Rent Roll

Tenant	Suite	SF	Expiration	Rent	CAM	PSF Gross	Deposit	Guarantor
5 Star Plumbing	3450 (Unit 1)	1,538	12/31/2026	\$1,650	\$350	\$1.30	\$0.00	Gabriel Reyes
5 Star Plumbing	3456 (Unit 2)	1,538	12/31/2026	\$1,650	\$350	\$1.30	\$0.00	Gabriel Reyes
Hydro Zen LLC	3462 (Unit 3)	1,538	MTM	\$2,400	\$0	\$1.56	\$0.00	Chris and Rhonda Lacroix
Hydro Zen LLC	3468 (Unit 4)	1,538	MTM	\$2,400	\$0	\$1.56	\$0.00	Chris and Rhonda Lacroix
Hydro Zen LLC	3530 (Unit 5)	1,538	12/31/2027	\$2,200	\$0	\$1.43	\$0.00	Chris and Rhonda Lacroix
Hydro Zen LLC	3524 (Unit 6)	1,538	12/31/2027	\$2,200	\$0	\$1.43	\$0.00	Chris and Rhonda Lacroix
Dr. Detail	3518 (Unit 7)	1,538	12/31/2027	\$1,850	\$350	\$1.43	\$0.00	Matthew Willard
Champion Tire	3512 (Unit 8)	1,538	1/31/2027	\$1,900	\$350	\$1.46	\$4,500	Arbo Riestra Rubio
Champion Tire	3506 (Unit 9)	1,538	1/31/2027	\$1,900	\$350	\$1.46	\$4,500	Arbo Riestra Rubio
			monthly	\$18,150	\$1,750			
		13,842	annual	<u>\$217,800</u>	<u>\$21,000</u>			
Current Annual Gross Income					<u>\$238,800</u>			

* Ownership will lease units 3462 and 3468 for a period of 3 months post close.

Craig McKenzie
 Managing Director
 626.664.1567
 craig.mckenzie@nrmk.com
 CA License #01371536

 3281 E. Guasti Rd., Ste 370
 Ontario CA 91761

Peter D. Carter
 Commercial Properties
 323.445.8629
 peter.carter@cbcrealty.com

 6809 Brockton Avenue
 Riverside CA 92506

The information contained in this offer memorandum is strictly confidential. This information has been gathered from sources considered reliable. However, we have not independently confirmed its accuracy and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates provided are for illustrative purposes only and do not represent the current or future performance of the property. We strongly advise conducting a comprehensive, independent investigation with your advisor to ensure the property meets your specific needs, risk levels and expectations.