**COAST HIGHWAY AUTO CENTER- FINANCIAL ANALYSIS**

Gross Scheduled Income (As of 11/1/18) $207,768

Less 3% Vacancy $6,233

Adjusted Gross Income $201,530

Less Expenses;

Property Taxes (2017 Tax Bill) \* $9,672

Property Insurance (Casualty & Flood) $4,307

Repairs and Maintenance $4,831

Total Expenses $18,810

**Net Operating Income $182,720**

Asking Price $5,150,000

**Cap Rate 3.54%**

**\*The Leases provide for the tenants to pay all increases over the base year in all operating expenses to include property taxes, property insurance and property maintenance.**

**Tenants pay all utilities to include water, trash, electric, natural gas, telephone and cable.**

**LOCKWOOD COMMERCIAL REALTY, INC 760-730-9100**

**www.lockwoodcommercial.com**

**While all information has been obtained from sources to be reliable Lockwood Commercial Realty, Inc. does not guarantee the accuracy of the information. All interested parties shall verify the financial information to their satisfaction before it is relied upon to make a purchase decision.**