

Rent Roll

Athenian Plaza: 10652-10660 Magnolia Ave Stanton, CA 90680

Unit	Trade Name	Tenant	Sq. Ft.	Rent /Month	Rent PSF	Proforma /Mo	Proforma PSF	Service	Expiration	Options	Lease Commencement
Athenian Plaza 10652	Vacant	Vacant	1,262	\$ -	\$ -	\$ 1,893.00	\$ 1.50	NNN	Month to Month	None	Vacant
Athenian Plaza 10654	Herbalife	Patricia Ocampo	1,216	\$ 1,683.61	\$ 1.38	\$ 1,824.00	\$ 1.50	NNN	Month to Month	None	03/01/2010
Athenian Plaza 10656	Water Store	Huan Ha	1,216	\$ 2,042.76	\$ 1.68	\$ 2,128.00	\$ 1.75	NNN	Month to Month	None	07/01/2012
Athenian Plaza 10658	Hair Salon	Fabiola Ruiz	1,216	\$ 1,627.40	\$ 1.34	\$ 1,824.00	\$ 1.50	NNN	Month to Month	None	05/01/2015
Athenian Plaza 10660	Restaurant - Mex	Fonda Mixcoac	1,476	\$ 3,379.20	\$ 2.29	\$ 3,690.00	\$ 2.50	NNN	Month to Month	None	05/01/2013
			6,386								
			Monthly Rent	\$ 8,732.97		\$ 11,359.00					
			Annual Rent:	\$ 104,795.00		\$ 136,308.00					
			Cap Rate:	5.66%		7.36%					