

Name		FIVE CORNERS BLDG		ANNUAL PROPERTY OPERATING DATA					
Site:	880 Abrego/682 Munras			Date:		12/9/2008			
City:	Monterey			Price:		\$1,800,000	\$233.83	\$/SF **	
APN:	001-682-00/001-681-048						7,698	SF	
Type:	2 Story Retail/Office Bldg			Down Payment	\$1,800,000		30.0%	Purchase \$	
Assessed/Appraised Values				+ Tenant Improvements	\$0			\$/SF	
	Land			+ Cost of Acquisition	\$0		1%		
	Improvements			+ Loan Points	\$0		0	Points	
	Total			= Investment Base	\$1,800,000	\$233.83		\$/SF	
Leaseable (SF)	FINANCING:			Existing	Balance	Payment	Interest	Term	Equity
1st Fl				1st					
2nd Fl				New					
Basement				1st	\$0	\$0.00	6.75%	30	\$1,800,000
Total	11,698			Total	\$0	\$0.00			
INCOME & EXPENSE STATEMENT			\$/SF/MO	\$/MO	% TEI	\$/YEAR	Comments		
1	RENTAL IN	Estimated							
	853 Munras	456	\$1.93	\$878		\$10,536	Actual	Serenity Styles	Gina Lopez
	855 Munras	456	\$1.61	\$735		\$8,820	Actual	Nails by Jo	Jo Queen Le
	882 Abrego	456	\$1.95	\$891		\$10,692	Actual	Doorbell Dinin	David Stewart
	884 Abrego	456	\$1.86	\$849		\$10,186	Actual	Hair Stop	Lana Tanzi
	886 Abrego	642	\$2.41	\$1,550		\$18,600	Pro-Forma	Vacant - plus 400sf Basemt	
	888 Abrego	1,288	\$2.08	\$2,685		\$32,217	Actual	Cork n Bottle	Sang Cho
	857 Abrego (3,944	\$1.38	\$5,425		\$65,096	Actual	Manco-Abbott	Hal Kissler
	Basement (4			\$500		\$6,000	Actual	Axiom Engrg	
2	Total Gross	7,698	\$1.76	\$13,512	98.2%	\$162,147			
3	Less Vac. & Cr. Losses			\$0	0.0%	\$0			
4	Reimbursement - Utilities					\$1,606	Actual 2008		
	Reimbursement - Prop Tax		\$0.02	\$117	0.8%	\$1,403	Property Tax	Adjusted Anniversary (25%)	
5	TOTAL EFFECTIVE INCOME		\$1.77	\$13,629	100.0%	\$165,156			EFFECTIVE GROSS INCOME
6	OPERATING EXPENSES								
7	Real Estate Taxes		\$0.20	1,530	11.1%	\$18,359	Adjusted for Purchase Price		1.01994
8	Real Estate Commission								
9	Security Services		\$0.00	\$10	0.4%	\$604	Actual 2008		
10	Property Insurance		\$0.05	\$403	2.9%	\$4,838	Actual 2008		
11	Common Area Expenses								
12	Utilities								
	PG&E		\$0.00	\$10	0.7%	\$1,208	Actual 2008		
	Water		\$0.00	\$32	0.8%	\$1,269	Actual 2008		
	Sewer		\$0.01	\$42	0.6%	\$1,057	Actual 2008		
13	Property Management:		\$0.05	\$405	3.0%	\$4,864	Industry Standard		
14	Repairs and Maintenance		\$0.04	\$341	2.5%	\$4,087	Actual 2008		
15	Trash		\$0.00	\$37	1.0%	\$1,594	Actual 2008		
16	Air Conditioning Maintenance						Landlord Cost for 857 Munras		
17	Contract S								
18	Landscaping		\$0.00	\$25	0.1%	\$144	Actual 2008		
19	TOTAL OPERATING EXPENSES		\$0.37	\$2,835	23.0%	\$38,024			
20	NET OPERATING INCOME		\$1.40	\$10,794	77.0%	\$127,132			
21	Less: Annual Debt Service		\$0.00	\$0	0.0%	\$0			
22	CASH FLOW BEFORE TAX		\$1.40	\$10,794	77.0%	\$127,132			
23	Depreciation Saving @ 40%		\$0.00			\$12,923		Tax Savings *	
24	Principal Reduction					\$0			
Capitalization Rate	7.1%								
Gross Income Multiplier	10.90								
Debt Coverage Ratio									
Cash on Cash Return (before tax)	7.1%			* Tax Savings (39 Yr Depreciation, 70% Imprmts & 40% Tax Brkt) Consult your accountant					
Cash on Cash Return (after tax)	7.8%			** Operating Expenses are based on 7,690 net leaseable (First and Second Fls)					
BY:	John McCormack			JNM COMPANY					
Statements and figures herein, while not guaranteed are secured from sources we believe authoritative. Please independently verify.									