TAHQUITZ PLACE

2825 E Tahquitz Canyon Way

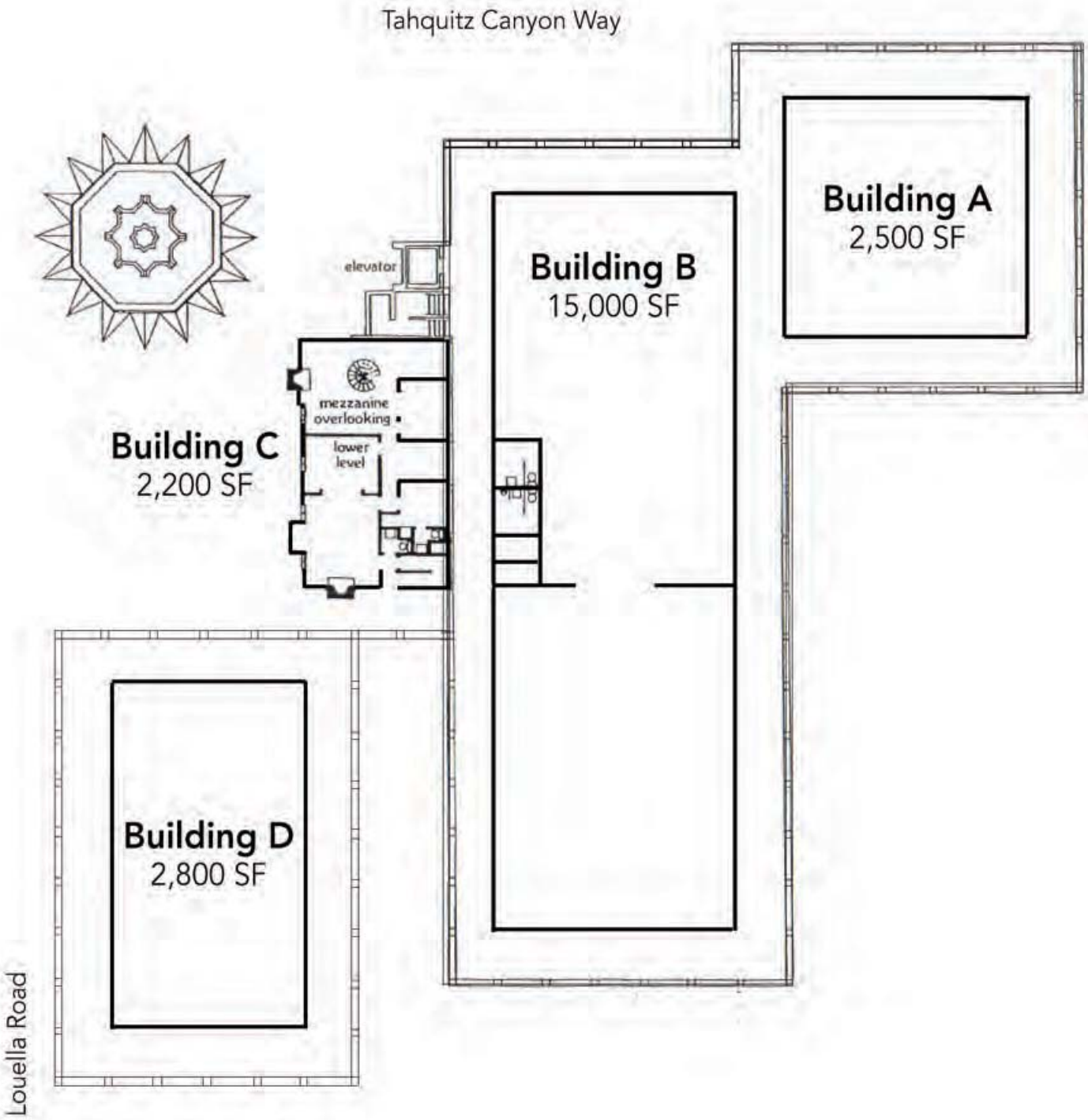
List Price $4,850,000

2025 ACTUAL ANNUAL INCOME & EXPENSE SUMMARY

ACTUAL INCOME 2025		**Annual Income**
Rental Income (2)		$565,003
TOTAL GROSS RENTAL & CAM INCOME		**$565,003**
ACTUAL ANNUAL EXPENSES (2025)		
Property Management Fee (1)	3.36%	$18,975
Advertising	0.20%	$1,154
Electricity	3.05%	$17,256
Elevator	1.26%	$7,097
Insurance	4.38%	$24,766
Internet, Phone, Wifi	0.56%	$3,181
Janitorial/Cleaning	4.50%	$25,433
Landscape	1.95%	$10,990
Maintenance & Repairs	5.00%	$26,500
Supplies	0.23%	$1,324
Pest Control	0.20%	$1,126
Property Taxes	8.59%	$48,552
Security / Alarm	2.15%	$12,130
Trash	1.80%	$10,192
Water	1.82%	$10,300
TOTAL EXPENSES:	39.1%	**($218,975)**
NET OPERATING INCOME (NOI) BEFORE DEBT:		**$346,027**
Cap Rate		**7.1%**

(1) Property is managed by Realty Trust Asset Management.
Note: Reception services for executive suites is optional and currently paid separately by Realty Trust Asset Management; therefore, reception wages are not included in this pro forma.

(2) Rental Income includes full capacity adjustment for brand new executive suites, opened 6/2025.


Tahquitz Canyon Way
Building A
2,500 SF
Building B
15,000 SF
elevator
mezzanine
overlooking
lower
level
Building C
2,200 SF
Building D
2,800 SF
Louella Road