KAPTUR PLAZA

600-650, 700-750 E Tahquitz Canyon

List Price $8,950,000

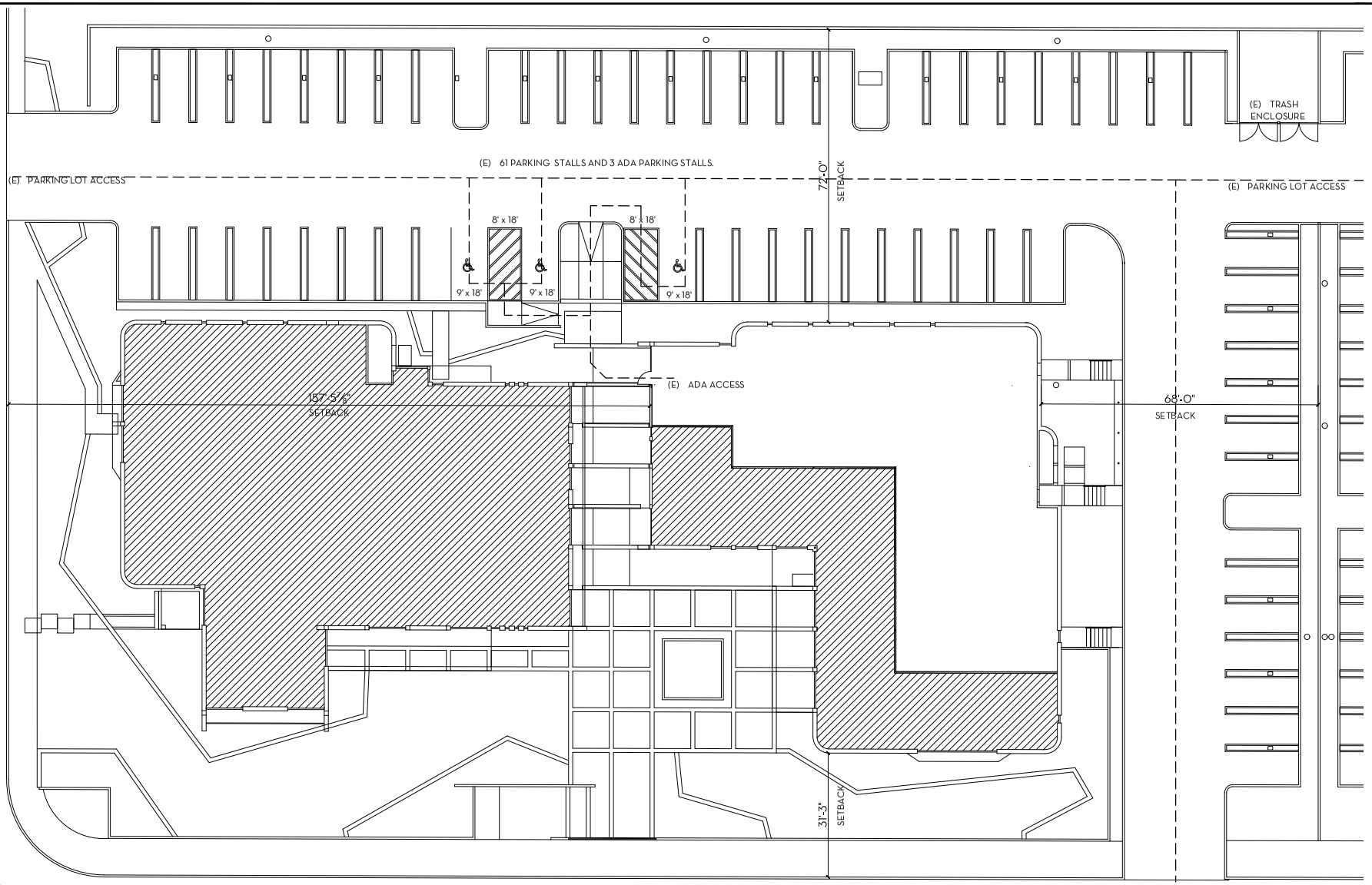
2025 ACTUAL ANNUAL INCOME & EXPENSE SUMMARY

ACTUAL INCOME 2025		**Annual Income**
600-750 Leased Rental + CAM Income (1)		$893,775
TOTAL GROSS RENTAL & CAM INCOME		**$893,775**
ACTUAL ANNUAL EXPENSES (2025)		
Property Management Fee (2)	3.46%	$30,899
Advertising	0.08%	$705
Electricity	4.12%	$36,824
Gas	0.02%	$193
Insurance	2.00%	$17,833
Internet, Phone, Wifi	0.92%	$8,265
Janitorial/Cleaning	3.36%	$30,009
Landscape	2.29%	$20,434
Maintenance & Repairs	2.27%	$20,306
Supplies	0.11%	$984
Pest Control	0.23%	$2,021
Property Taxes	5.75%	$51,408
Security / Alarm	1.52%	$13,582
Trash	1.86%	$16,640
Water	1.75%	$15,611
TOTAL EXPENSES:	29.7%	**($265,715)**
NET OPERATING INCOME (NOI) BEFORE DEBT:		**$628,060**
	Cap Rate	**7.0%**

(1) Rental income includes 750-3 Space, Tenant was evicted. Leasing applications under review.

(2) Property is managed by Realty Trust Asset Management

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



PLAN CHECK

EXISTING SITE PLAN

1 EXISTING SITE PLAN

A0.1

700–750 SITE PLAN
SCALE: 1/16"=1'-0"
NORTH
TAHQUITZ CANYON WAY