

**JEMS Development, Inc**  
**Property: 401-409 S. Magnolia Ave. Anaheim CA 92804**

**Rent Roll**

Tenant Name	Use of Space	Unit No.	Square Footage	Lease Start	Lease End	Curent Monthly Rent	Expense Paid by Tenant	Remark
L'dys	Hair Salon	409	appx 525	04/01/2015	09/05/2019	\$1,100.00	Eletricity	Long term tenant
Farmer's	Insurance Serv.	407	appx 525	03/01/17	2/28/2022	\$1,100.00	Eletricity	Office TI done 2015
Direct Lock Smith	Locksmith	405	appx 525	05/12/17	5/11/2018	\$1,100.00	Eletricity	New Air Con
Owner	Restaurant	401-403	1495	06/01/16	5/31/2019	\$3,500.00	Eletricity, Water, Sewer & Gas	Extensive TI done in 2015,

**NOI**

<b>Rental Income</b>		Monthly	Annually
Unit 401-403	Restaurant	\$3,500	\$42,000
Unit 405	Locksmith	\$1,100	\$13,200
Unit 407	Farmer's	\$1,100	\$13,200
Unit 409	Hair Salon	\$1,100	\$13,200
<b>Total</b>		<b>\$6,800</b>	<b>\$81,600</b>
<b>Operating Expenses</b>			
	Eletricity (Landlord Portion)	\$30.00	\$360.00
	Water Charge	\$68	\$816
	Street Sweeping	\$26	\$312
	Trash	\$144	\$1,728
	Waste Water Fee	\$50	\$600
	Property Tax	\$1,158	\$13,900
	Property Insurance	\$154	\$1,848
	<b>Total</b>	<b>\$1,630</b>	<b>\$19,564</b>
<b>Net Operating Income</b>		<b>\$5,170</b>	<b>\$62,036</b>