

FOR LEASE

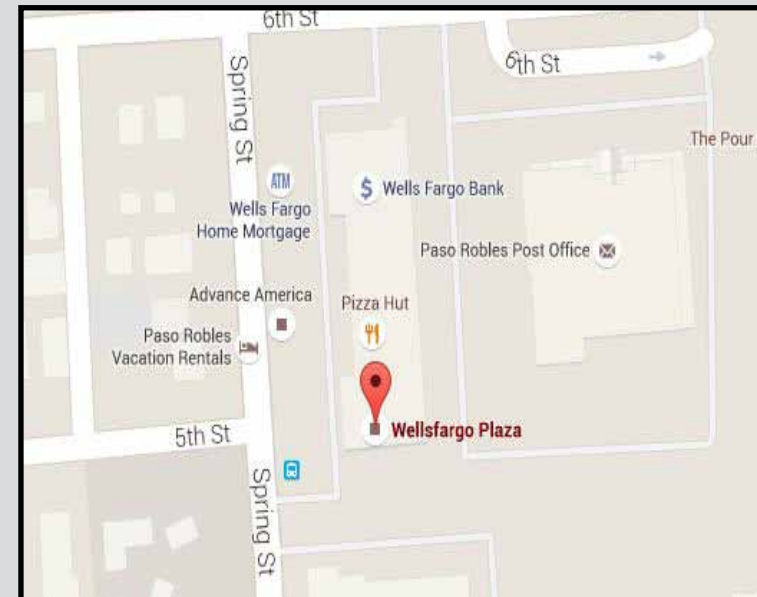
Wells Fargo Plaza Paso Robles, CA

LEASE Information:

- #506: +/- 1,200 SF
#514: +/- 1,200 SF
- Asking \$1.30 per SF NNN
(NNN estimated at \$.35 per SF)

Property Details:

- Located in the busy Wells Fargo Plaza



Hard to find Spring Street retail space located in the busy Wells Fargo Plaza.
HVAC & own restroom. Tenant Improvements to be negotiated.

Asking **\$1.30** per SF + NNN (NNN estimated at \$.35 per SF)

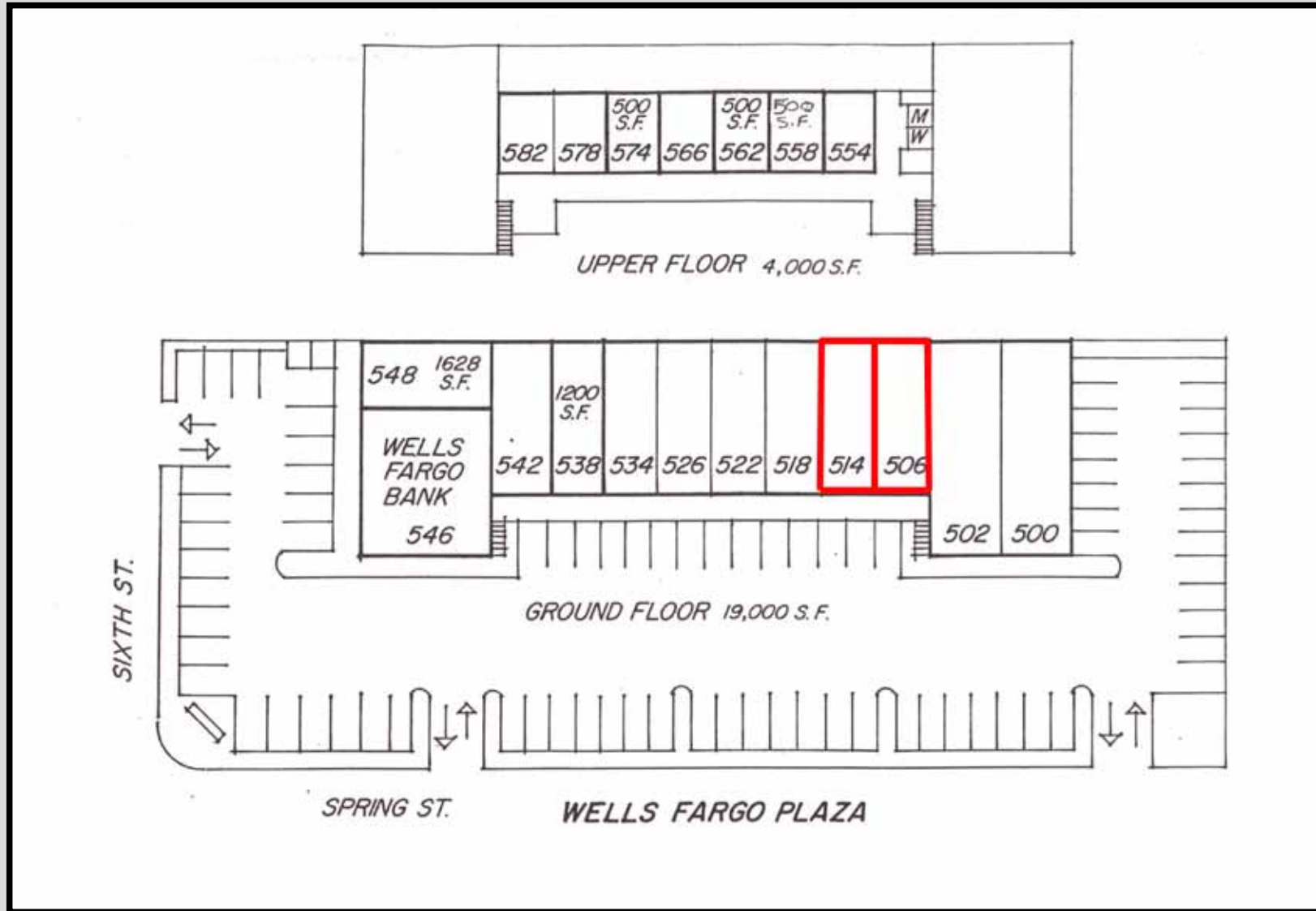




Exhibit B

Wells Fargo Plaza

SqFt: **22,456** **Ste. 506**
1,200

**2016
BUDGET**

Management Fees	14,587.27	779.51
Misc Administrative Exp	310.78	16.61
Common Area Supplies	322.50	17.23
Electrical Repairs and Maintenance	148.50	7.94
General Repairs and Maintenance	252.81	13.51
Grounds Maintenance	4,137.42	221.09
Grounds - Power Washing	880.00	47.03
HVAC Repairs and Maintenance	1,620.00	86.57
Landscape Maintenance	13,500.00	721.41
Locks and Keys	35.05	1.87
Painting	74.62	3.99
Parking Lot Repairs and Maintenance	600.00	32.06
Pest Control	3,006.67	160.67
Plumbing Repairs and Maintenance	2,506.78	133.96
Roof Repairs and Maintenance	425.00	22.71
Fire and Alarm Systems	1,798.39	96.10
Electricity	2,383.77	127.38
Trash	8,521.86	455.39
Water - Landscape	2,335.80	124.82
Insurance	9,090.59	485.78
Property Taxes	23,628.63	1,262.66
Totals	90,166.44	4,818.30

Suite 506 - Monthly Charges

Base Rent	1.30	\$ 1,560.00
Estimated Common Area Expenses		401.52
Total Estimated Monthly Expense		\$ 1,961.52



Exhibit B

Wells Fargo Plaza

SqFt: **22,456** **Ste. 514**
1,200

	2016 BUDGET	
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Estimated Common Area Expenses		401.52
Total Estimated Monthly Expense		\$ 1,961.52