

# TURN KEY SALON FOR LEASE

Wells Fargo Plaza  
Paso Robles, CA

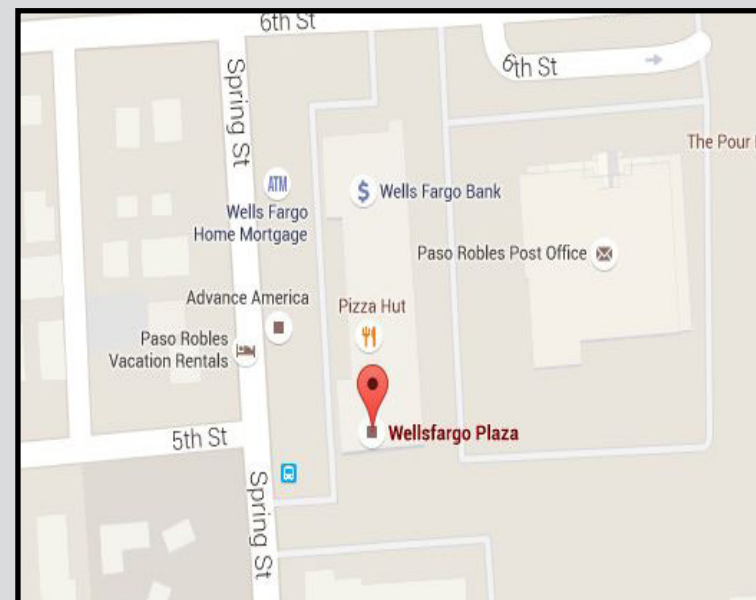
Ready to Make Your Own

## LEASE Information:

- #522: +/- 1,200 SF
- Asking \$1.35 per SF NNN  
(NNN estimated at \$.35 per SF)

## Property Details:

- Located in the busy Wells Fargo Plaza



Reception area. Shelving for product sales. 8 existing stylist chairs with mirrors. 1 pedicure station. Located in busy Center on Spring Street.

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

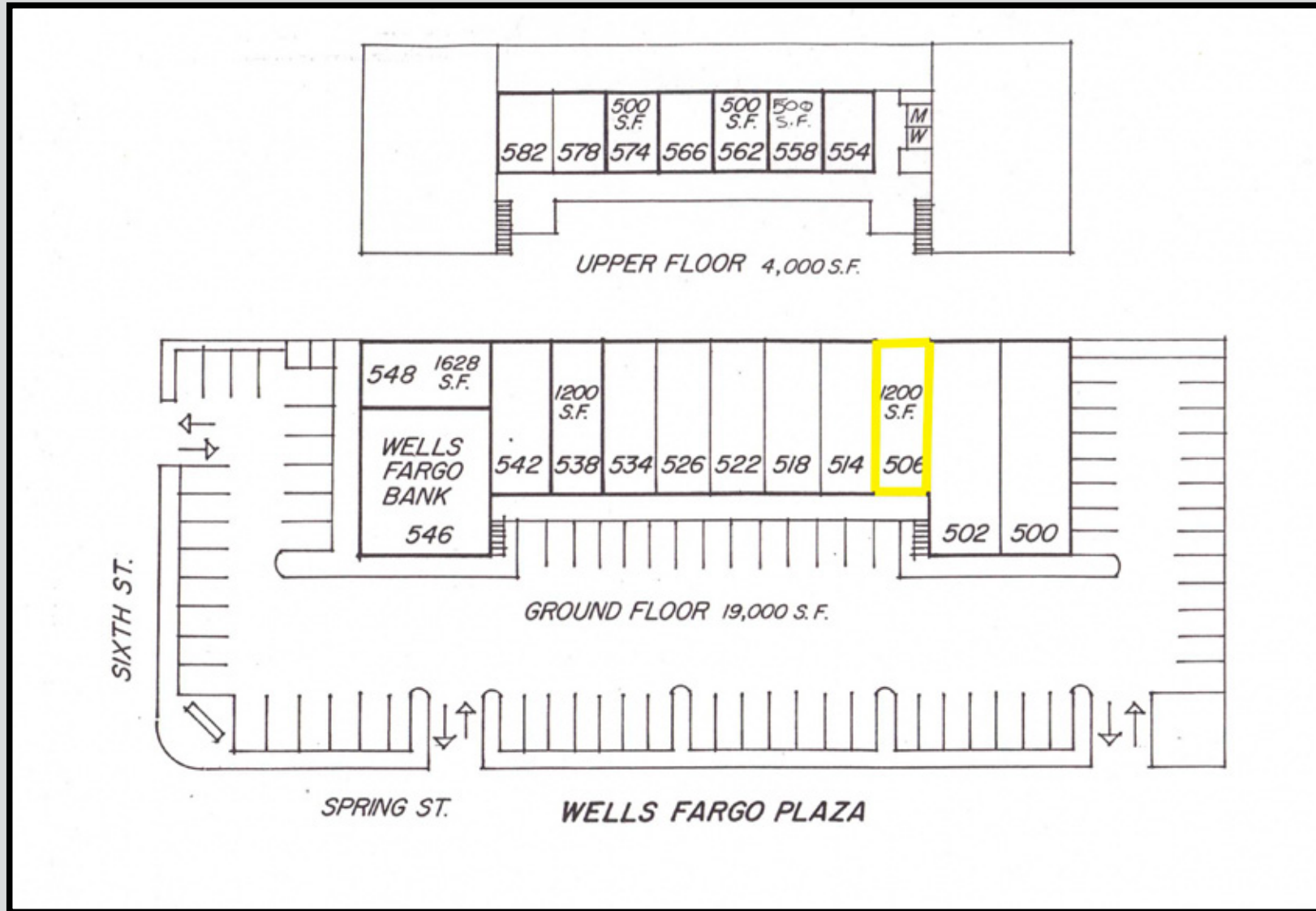




Exhibit B

**Wells Fargo Plaza**

SqFt: **22,456**      **Ste. 522**  
1,200

**2017**

**BUDGET**

Management Fees	15,077.11	805.69
Misc Administrative Exp	199.57	10.66
Common Area Supplies	248.73	13.29
Electrical Repairs and Maintenance	437.12	23.36
General Repairs and Maintenance	467.70	24.99
Grounds Maintenance	3,962.87	211.77
Grounds - Power Washing	1,355.00	72.41
HVAC Repairs and Maintenance	2,640.00	141.08
Landscape Maintenance	12,000.00	641.25
Locks and Keys	28.57	1.53
Painting	279.28	14.92
Parking Lot Repairs and Maintenance**	2,500.00	133.59
Pest Control	1,420.00	75.88
Plumbing Repairs and Maintenance	1,406.42	75.16
Roof Repairs and Maintenance	2,000.00	106.88
Fire and Alarm Systems	1,748.80	93.45
Electricity	2,191.88	117.13
Trash	9,210.68	492.20
Water - Landscape	2,723.80	145.55
Insurance	9,235.46	493.52
Property Taxes	24,091.53	1,287.40
<b>Totals</b>	<b>93,224.52</b>	<b>4,981.72</b>

**Suite 522 - Monthly Charges**

<b>Base Rent</b>	1.35	\$ 1,620.00
<b>Estimated Common Area Expenses</b>		415.14
<b>Total Estimated Monthly Expense</b>		<b>\$ 2,035.14</b>