

**Pacific Tustin LLC  
2009 NNN Budget**

<b>Expense Category</b>	<b>Annual</b>
<b>Common Area Expenses (CAM)</b>	
Pest Control	2,022
HVAC Maintenance/Repair	7,476
Building Maintenance/Repair	12,000
Water	4,200
Trash	14,847
Fire Alarm System	1,200
Landscaping	17,490
Parking Lot Light Maintenance	1,152
Sweeping	2,160
Electricity	5,280
Property Management Fee (3%)	36,725
Sub-total	<b>104,553</b>
<b>Real Estate Taxes</b>	
Parcel #430-263-11	52,420
Parcel #430-263-10 (Citrus Café)	29,293
Sub-total	<b>81,713</b>
<b>Insurance Premiums</b>	
Property Insurance	7,315
Liability Insurance	5,449
Sub-total	<b>12,764</b>
<b>Grand Total</b>	<b>199,030</b>

**Property Square Footage**

1451 Edinger	34,647
1421 Edinger	30,083
1481 Edinger (Restaurant)	5,200
Total	69,930

Annual NNN Expenses	\$2.85
Monthly NNN Expenses	\$0.24