

# FINANCIAL SUMMARY

## 304 MARTIN STREET, PENTICTON, BC

<b>List Price:</b>	\$3,695,000
<b>Building Size:</b>	22,762 SF
<b>Vacant Space:</b>	7,694 SF
<b>Current Base Rent (In-Place Tenants):</b>	\$231,461/year
<b>Pro-Forma Base Rent (Vacant Space @ \$12.50/SF):</b>	\$96,175/year
<b>Total Potential Base Rent (Fully Leased):</b>	\$327,636/year
<b>Adjustment for Vacancy &amp; Maintenance Reserve (6%):</b>	(\$19,658)
<b>Adjusted Net Base Rent (Pro-Forma):</b>	\$307,978/year
<b>Stabilized Cap Rate (at Asking Price):</b>	8.3%

This centrally located, professionally managed building offers significant upside through strategic leasing. With over \$1 million in capital upgrades and over 7,600 SF of leasable space available at market-friendly rates, this property delivers strong in-place cash flow and long-term growth potential. Ideal for both investors and owner-occupiers seeking downtown visibility, income, and asset appreciation.