

736 Elmwood Ave, Buffalo NY 14222

RENT		ACTUALS		POTENTIAL		
		<u>Mo</u>	<u>Annual</u>	<u>Mo</u>	<u>Annual</u>	<u>Term Expiration</u>
Commercial						
	Little Salmon	\$ 2,400	28,800	\$ 3,500	42,000	8/31/2029
	Watsons Chocolates	\$ 1,575	18,900	\$ 2,000	24,000	6/30/2027
Residential						
	Apt A	\$ 1,050	12,600	\$ 1,300	15,600	M2M
	Apt B	\$ 900	10,800	\$ 1,150	13,800	6/30/2026
	Apt C	\$ 875	10,500	\$ 1,150	13,800	M2M
	Apt D	\$ 1,150	13,800	\$ 1,300	15,600	8/31/2026
	Gross Rev	7950	95,400		124,800	
	Vacancy		<u>4,770</u>		<u>6,240</u>	
	Eff Gross		90,630		118,560	
Expenses						
	Tax		11,875		11,875	
	Ins		3,010		3,010	
	Main		6,930		6,930	
	Utilities		2,923		2,923	
	Reserves		4,770		6,240	
	<u>PM</u>		<u>4,770</u>		<u>6,240</u>	
	Total OPEX		34,278		37,218	
			36%		30%	
		\$	56,352	\$	81,342	
		5.12%	\$ 1,100,000	7.39%	\$ 1,100,000	
		5.37%	\$ 1,050,000	7.75%	\$ 1,050,000	
		5.64%	\$ 1,000,000	8.13%	\$ 1,000,000	