

	Suite #	ESTIMATED Square Footage	RENT ROLL			Scheduled Increase
			Annually	Monthly	Rental Income Monthly CAM Charges	
Napoli	101	6000	\$ 48,000.00	\$ 4,000.00	40% Rear UGI Usage \$ 204.75 Qtly Storm Water Fee 30% Electric Plus Electric Overage \$ 163.71 Taxes 15% \$ 193.90 Insurance 15% 15% of water & Sewer	
	102					
UCF	103 Garage	7000	\$ 18,000.00	\$ 1,500.00	60% Rear UGI Usage 35.59 Water/Sewer Fee Inline UGI Meter to be installed by Tenant	\$ 2,000.00 after June 2024 after June 2025 3% increase
UCF	104 Shop	11624	\$ 36,000.00	\$ 3,000.00	33% Electric Usage 45.04 Water/Sewer Fee 96.11 Insurance Fee 199.51 Taxes \$ 204.75 Qtly Storm Water Fee	\$ 3,000.00 Fixed until 11/2024 3% Annual Increase
Salvation Army	105	6828	\$ 48,000.00	\$ 4,000.00	30% Electric Usage 100% UGI Upper Level	Proposed Dec 2023 \$258.53 Insurance 20%
Salvation Army	106		with suite 105		\$40.00 Water/Sewer Fee \$ 204.75 Qtly Storm Water Fee \$ 2,000 TAX DEDUCTION for MVR monthly	\$ 218.28 Taxes 20%
MVR Storage	107	2300				
API Office	108	1000	\$ 24,000.00	\$ 2,000.00		
MVR Offices	109	1100				

35852	Annual	Monthly
\$ 174,000.00	\$ 14,500.00	
CURRENT RENTAL		

SALE PRICE
\$ 2.1 Million

	Suite #	ESTIMATED Square Footage	RENT ROLL			Scheduled Increase
			Annually	Monthly	Rental Income Monthly CAM Charges	
OPEN	Pole Bldg	2400	\$ 36,000.00	\$ 3,000.00	100% Electric for Bldg Trash & Snow Plowing as needed \$ 204.75 Qtly Storm Water Fee 25% Taxes / Insurance	
Napoli	101	6000	\$ 48,000.00	\$ 4,000.00	40% Rear UGI Usage \$ 204.75 Qtly Storm Water Fee 30% Electric Plus Electric Overage \$ 163.71 Taxes 15% \$ 193.90 Insurance 15% 15% of water & Sewer	
	102					
UCF	103 Garage	7000	\$ 18,000.00	\$ 1,500.00	60% Rear UGI Usage 35.59 Water/Sewer Fee Inline UGI Meter to be installed by Tenant	\$ 2,000.00 after June 2024 after June 2025 3% increase
UCF	104 Shop	11624	\$ 36,000.00	\$ 3,000.00	33% Electric Usage 45.04 Water/Sewer Fee 96.11 Insuarance Fee 199.51 Taxes \$ 204.75 Qtly Storm Water Fee	\$ 3,000.00 Fixed until 11/2024 3% Annual Increase
Salvation Army	105	6828	\$ 48,000.00	\$ 4,000.00	30% Electric Usage 100% UGI Upper Level \$40.00 Water/Sewer Fee \$ 204.75 Qtly Storm Water Fee \$ 2,000 TAX DEDUCTION for MVR monthly	Proposed Dec 2023 \$258.53 Insurance 20%
Salvation Army	106		with suite 105			\$ 218.28 Taxes 20%
MVR Storage	107	2300				
API Office	108	1000	\$ 24,000.00	\$ 2,000.00		
MVR Offices	109	1100				
		38252	Annual	Monthly		
			\$ 210,000.00	\$ 17,500.00		
			CURRENT RENTAL			

SALE PRICE
\$ 2.5 Million