

COMMERCIAL PROPERTY RENT ROLL

110 Eight Street New Bedford Ma

ASKING PRICE

\$1,499,999

CURRENT NOI

\$134,730

CAP RATE

8.98%

CURRENT RENT ROLL

Tenant	Rentable SF	Monthly Rent	Annual Rent	Annual \$/SF	Lease Expiration	Renewal Option
1A		\$1,700.00	\$20,400.00			
1B		\$1,750.00	\$21,000.00			
1C		\$1,600.00	\$19,200.00			
2A		\$1,700.00	\$20,400.00			
2B		\$1,750.00	\$21,000.00			
2C		\$1,500.00	\$18,000.00			
3A		\$1,600.00	\$19,200.00			
3B		\$1,700.00	\$20,400.00			

\$13,300.00

\$159,600

100% occupied based on provided rentable

ANNUAL INCOME & EXPENSES

Gross Scheduled Rental Income

159600

OPERATING EXPENSE DETAIL

Real Estate Taxes

Less: Total Operating Expenses	24870
Vacancy / Credit Loss	0

NET OPERATING INCOME	\$134,730
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Property Insurance
Management Fees
Common Electric
Trash
Water/Sewer
Maintenance & Repairs
TOTAL OPERATING EXPENSES