

703 Black Horse Pike, Glendora, NJ 08029

ANNUAL RENTAL INCOME STATEMENT					
STORE	RENT	CAM	LEASE TERM	SF	NOTES
Unit #A: Salon/Barber	1,800		05/01/2025 - 04/30/2028	1300	
Unit #B: Martial Arts Fitness	2,500		06/01/2026 - 5/31/2028	2500	
United #C: Golf	1,800		08/01/2021 - 07/30/2028	2300	
Unit #E: Vacant	1,800			1280	Prospect
Unit #D Applicaces store	6,500	2 offices in back	6/1/2026-5/31/2031	8755	
Common Area warehouse				1265	
TOTAL	14,400	\$172,800		17600	
EXPENSE					
Real Estate Tax	28,729				
Insurance	4,000				
House Electric	1,000				
Sewer/Water	1,600				
Snow Removal	500				
Trash	1,000				
TOTAL	36,829				
NET INCOME		\$135,971	11% Cap Rate		