



# 5 Rollhaus Place

FOR SALE | FREE STANDING AUTO BODY REPAIR SHOP | PORT CHESTER, NY

## Financials & Tax Map

Tenant	RSF	Rent PSF	Monthly Rent	Annual Rent	LXP	Renewal Option
Crystal Clear Collision	4,960	\$ 33.87	\$ 14,000	\$ 168,000	7/31/2032	(1) 6-Year Option
			\$ 14,000	\$ 168,000		

## REVENUE

Gross Annual Income:	\$168,000
Real Estate Taxes Recovery (Increase in tax over base year 2017):	\$5,621
<b>Effective Gross Annual Income:</b>	<b>\$173,621</b>

## EXPENSES (Estimated)

### Metrics

Real Estate Taxes:	\$4.36 per sq. ft.	\$21,616
Insurance:	\$1.25 per sq. ft.	\$6,200
Professional and Admin:	\$0.50 per sq. ft.	\$2,480

**Total Expenses:** *Exp/Inc Ratio 17%* **\$30,296**

**Net Operating Income:** **\$143,325**



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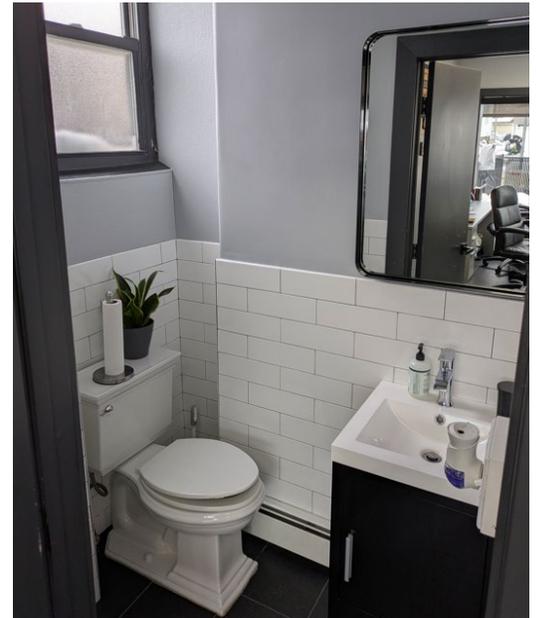
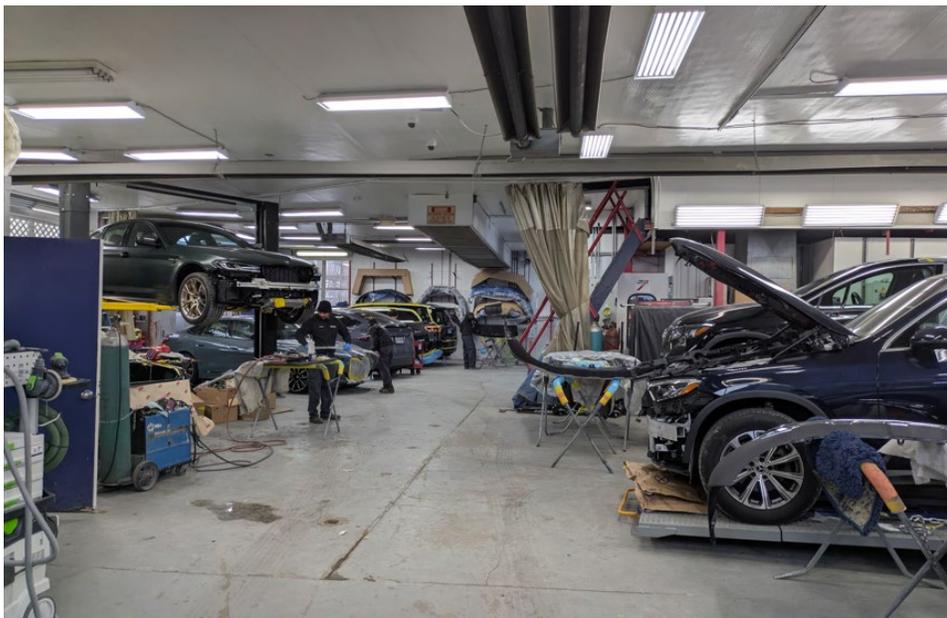
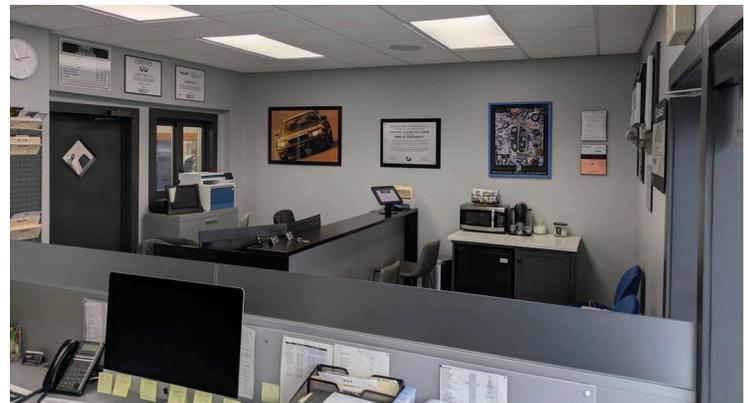
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## Property Pictures



Contact Exclusive Agents for Additional Information:

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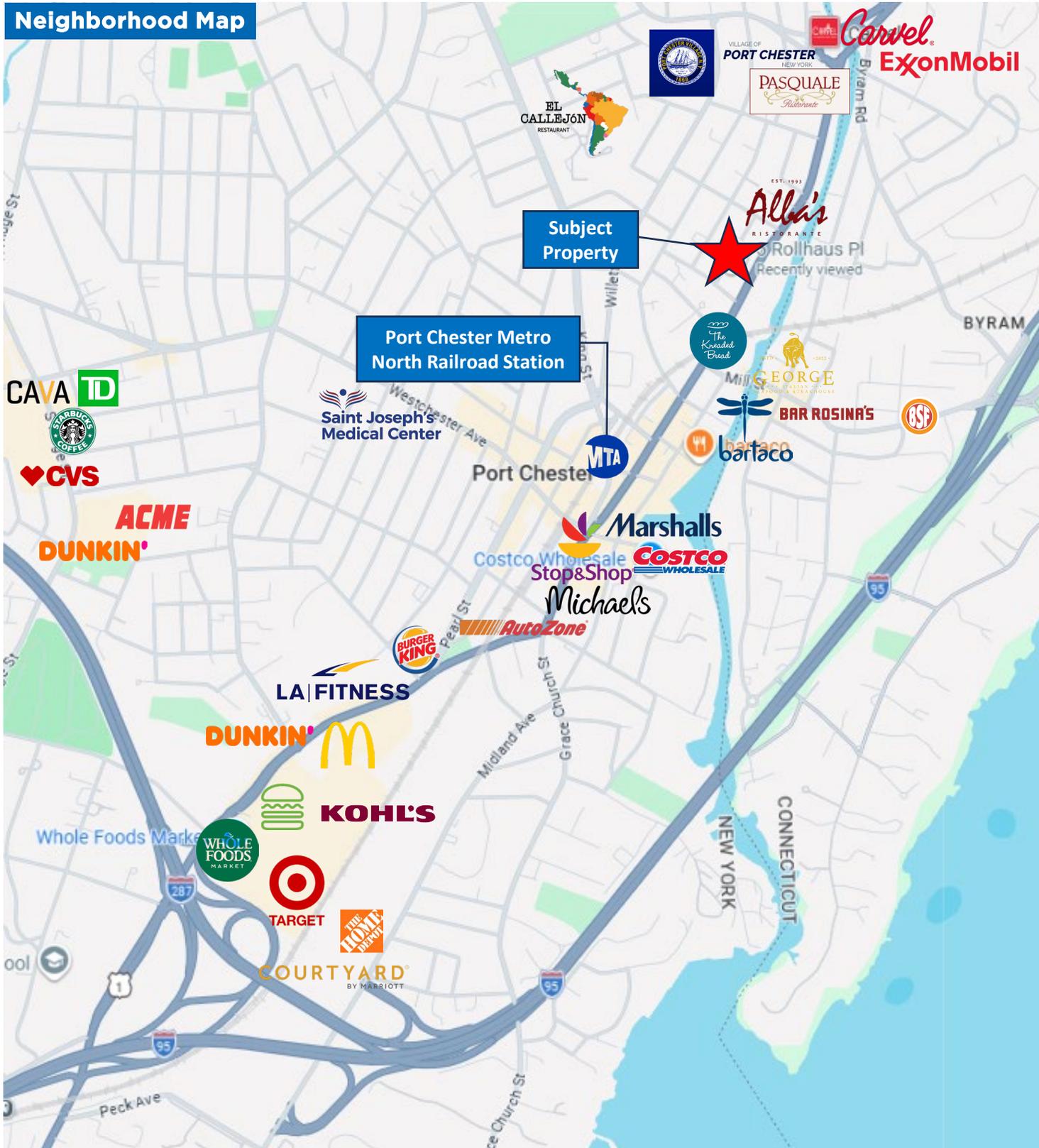
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