Profit & Loss

	2025								
	Annual	Monthly	Est. SF	Tenant Since	Lease Exp	% Ann Inc	Security Dep	PPSF	
Real Estate Income	**$ 89,363**	**$ 7,447**	**4,550**				**$ 7,920**	**19.64**	
137 - Convenience Store	$ 12,720	$ 1,060.00	650	12/2/2016	12/2/2026		$ 1,590	19.57	
135b - Music Studio	$ 13,902	$ 1,158.50	650	12/1/2021	Nov 2024 MTM	3%	$ 1,425	21.39	
135a - Law Office	$ 12,000	$ 1,000.00	650	8/2/2018	MTM		$ 1,000	18.46	
133 - Nail Salon	$ 21,642	$ 1,803.53	1,300	2/1/2022	Jan 2025 MTM	3%	$ 1,705	16.65	
129-131 - Events Space	$ 26,098	$ 2,174.85	1,300	8/1/2023	7/31/2028	3%	$ 2,200	20.08	
Misc - Basement Storage	$ 3,000	$ 250.00		12/15/2021					

	Annual	Monthly
Operating Expenses		
Paid by Landlord	**$ 19,596**	**$ 1,633**
Real Estate Taxes	$ 16,500	$ 1,375
Repairs	$ 2,096	$ 175
Water & Sewer (Estimated)	$ 1,000	$ 83
Shared by Tenants	**$ 20,500**	**$ 1,708**
Real Estate Taxes	$ -	$ -
Property Insurance (Estimated)	$ 10,000	$ 833
Water & Sewer (Estimated)	$ 3,000	$ 250
Gas (Estimated)	$ 3,000	$ 250
Electricity (Estimated)	$ 3,000	$ 250
Trash Collection (Estimated)	$ 1,500	$ 125

Projected NOI	**$ 69,767**	
Total Asking Price	**$ 900,000**	**7.75% CAP Rate**