

| <u>BUILDING SECTION</u> | <u>DESCRIPTION</u> | <u>Tenant Name</u> | <u>Sq. Feet</u> | <u>PRICE PER SF</u> | <u>Monthly Rent</u> | <u>MONTHLY CAM</u> | <u>\$ Per SF Annual</u> | <u>Lease Expiration</u> | <u>Annual Gross Revenue</u> | <u>\$268,994</u> | |
|-------------------------|-------------------------|--------------------|-----------------|---------------------|-----------------------------|--------------------|-------------------------|-------------------------|-----------------------------|------------------|--|
| 1&2 | GROUND LEVEL | NDA | 12000 | \$8.76 | \$8,759 | | \$1,500 | \$ 123,108.00 | 12/31/2026 | | |
| 3 | UPPER LEVEL PF | Vacant Space | 4848 | \$5 | \$2,020 | | | | | | |
| 4 | GROUND LEVEL PF | Vacant Space | 2785 | \$10 | \$ 2,320.83 | | | | | | |
| 5 | GROUND LEVEL PF | Vacant Space | 3827 | \$10 | \$ 3,189.17 | | | | | | |
| 6 | GROUND LEVEL PF | Vacant Space | 2625 | \$10 | \$ 2,187.50 | | | | | | |
| 7 | OFFICE-GROUND LEVEL PF | Vacant Space | 2347 | \$8 | \$ 1,564.67 | | | | | | |
| 8 | STORAGE-UPPER LEVEL PF | Vacant Space | 900 | \$5 | \$ 375.00 | | | | | | |
| 9 | STORAGE-GROUND LEVEL PF | Vacant Space | 600 | \$10 | \$ 500.00 | | | | | | |
| | | | | | Total Monthly Rent | \$20,916 | | | | | |
| | | | | | Pro Forma Annual Gross Rent | \$250,994 | | | | | |

| | | |
|------------------------------|----|-------------------|
| Annual Expenses | | |
| Real Estate Taxes | \$ | 43,331.73 |
| Insurance | \$ | 15,000.00 |
| Management Fee | | |
| Vacancy Factor | \$ | 13,449.70 |
| Gas/Electric | \$ | 16,658.00 |
| Water/Sewer | \$ | 600.00 |
| Landscape | \$ | 4,000.00 |
| NDA PAYS SNOW REMOVAL | | |
| Legal, Accounting | \$ | 1,500.00 |
| Total Annual Expenses | \$ | 94,539.43 |
| CAM REIMBURSEMENT | \$ | 18,000.00 |
| Net Operating Income | \$ | 174,454.57 |

PRO FORMA

CAP RATE 9.00%
PRO FORMA VALUE \$ 1,938,384.11

THIS IS A PRO FORMA SPREADSHEET, THIS FINANCIAL DATA HAS NOT BEEN VERIFIED.