



SCRE, LLC

2813 Dorr Ave - Taxes, CAM and Operating Expenses

Building area sq ft	7,500
Land area sq ft	43,799

Taxes 2023

Total Tax Estimate 2023		\$25,770.34	\$2,031,560.00	100%
Building value	Building	\$11,471.55	\$904,340.00	45%
Land	Land	\$14,298.79	\$1,127,220.00	55%
Computation of taxes for each Tenant AREA		ANNUAL TAX		Tenant Pct%
Land value on percentage	Landscaper Lot LAND	\$9,703.16		67.86%
Land value on percentage	Bldg Tenant LAND	\$4,595.63		32.14% 14,076 sf of 43,799 total land area
Building value	Building	\$11,471.55	\$904,340.00	100.00%

Building TENANT ANNUAL TAX – BASED on 2023 taxes \$16,067.18

Est of Semi-Annual Tax payment based on 2023 Tax \$8,033.59 1/2 year tax

BLDG TENANT TAX ANNUAL per sf 7,500 \$2.14

CAM EXPENSES

	Annual amount	Per Sq Ft
Real Estate Tax Annual	\$16,067.18	\$2.14
HVAC regular maintenance 2x/year	\$1,900.00	\$0.25
Erie Insurance UltraPack Plus Policy	\$3,000.00	\$0.40
Management fee 3% of Proforma rent at \$17.50 psf	\$3,937.50	\$0.53
Snow Removal for parking lot included by Landlord no charge	\$0.00	\$0.00
Total Projected Annual CAM	\$24,904.68	\$2,075.39
Per Sq Ft	\$3.32	\$0.28



Shircliff Commercial Real Estate
5815 Cove Landing Rd Unit 203,
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DISCLAIMER: This information is deemed to be reliable or has been secured from sources we believe to be reliable; regardless there is no representation or warranty, expressed or implied, as to the accuracy of the information. All references are approximate, including age, sq. footage, income, and expenses. All parties should conduct their own independent investigations and rely solely on those results. The Owner and Shircliff Commercial Real Estate, LLC reserve the right to withdraw or amend the offering at any time without notice to any party.



Separate - Direct Tenant EXPENSES

Total paid by owner as operating business

Year 2023	Annual	Monthly
Gas	\$2,586.52	
Electricity	\$4,090.94	
Water	\$1,195.12	
Trash Dumpster	\$3,480.00	\$290.00
Internet/Phone	\$3,480.00	\$290.00



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