

347 Main Street, Poughkeepsie, N.Y. 12601						
33,711 sq. ft.						
INCOME and EXPENSE						
	Sq Ft	Actual Monthly	2026 Actual Annual	Per Sq. Ft.	Tenant Since	Terms
INCOME						
2nd Floor w/ Partial 1st Floor Bankruptcy Court	15,567	\$ 35,726	\$ 428,715	\$27.54	2006	8/10/24-8/9/34 term. First 5yrs \$27.54/SF gross; second 5yrs \$27.18/SF. Separate gas, electric meters paid by Landlord
1st Floor Front Retail/Office VACANT	6,397	\$ 17,592	\$ 211,101	\$33.00	2026	20yr lease w/ 3% annual increases pending. Separate gas, electric meters paid by Tenant
1st Floor Back Retail/Office VACANT	2,440	-	-	-	-	Separate gas, electric meters
Lower Level Office VACANT	1,880	-	-	-	-	Separate gas, electric meters
Lower Level Storage VACANT	7,427	-	-	-	-	Dozen small rooms on Landlord meters. Value-add to tenants
ANNUAL GROSS INCOME	33,711	\$ 53,318	\$ 639,816			
<i>Less 5% Vacancy allowance</i>			<i>\$ -</i>			
EFFECTIVE GROSS INCOME			\$ 639,816			
EXPENSES						
Property Taxes			\$ 62,759			
School Taxes			\$ 51,129			
Insurance			\$ 11,354			
LCS Cleaning			\$ 25,848			
Outside Cleaning			\$ 19,200			
Garbage			\$ 6,228			
Central Hudson Electric/Gas			\$ 42,000			
Elevator			\$ 3,244			
Water			\$ 3,000			
Management			\$ 28,301			
Landscaping			\$ 3,840			
Maintenance			\$ 28,301			
TOTAL EXPENSES			\$ 285,203			
REIMBURSEMENTS						
Bankruptcy Court			\$ 137,315			
TOTAL REIMBURSEMENTS			\$ 137,315			
NET OPERATING INCOME			\$ 491,928			
CAP						
	7.50%		\$6,559,040			
	8.00%		\$6,149,100			
	8.50%		\$5,787,388			