

Address: 95 Court Street Binghamton NY 13901

<u>Income:</u>	<u>Monthly</u>	<u>Annually</u>	<u>Notes</u>
Rentable Office Space (31,600 SQFT.)	\$ 35,550.00	\$ 426,600.00	31,600 square feet of rentable office space. Renting at \$13.5 per square foot.
Common Area Maintenance (CAM) Charge	\$ 7,241.67	\$ 86,900.00	\$2.75 per square foot for the CAM charge
TOTAL INCOME:	\$ 42,791.67	\$ 513,500.00	

<u>Expenses:</u>	<u>Monthly</u>	<u>Annually</u>	<u>Notes</u>
A: Taxes:	\$ 5,070.84	\$ 60,850.09	
B: Insurance:	\$ 1,333.33	\$ 16,000.00	
C: Utilities: (Heat, Electric, Etc.)	\$ 3,400.00	\$ 40,800.00	
D: Maintenance:	\$ 1,400.00	\$ 16,800.00	
E: 7% Vacancy:	\$ 2,995.42	\$ 35,945.00	
F: 7% Management:	\$ 2,995.42	\$ 35,945.00	
G: 2.5% Reserve and Replacement	\$ 1,069.79	\$ 12,837.50	
H: Water & Sewer (2023-24)	\$ 483.33	\$ 5,800.00	
I: Exterior Maintenance	\$ 208.33	\$ 2,500.00	This would include snow plowing, exterior maintenance, parking lot maintenance, etc.
J: Common Area Utilities	\$ 650.00	\$ 7,800.00	Common area maintenace charge would be charged to tenants
K: Dumpster	\$ 250.00	\$ 3,000.00	
L: Pest Control	\$ 175.00	\$ 2,100.00	
TOTAL EXPENSES:	\$ 20,031.47	\$ 240,377.59	

	<u>Monthly</u>	<u>Annually</u>
TOTAL INCOME:	\$ 42,791.67	\$ 513,500.00
TOT. EXP.:	\$ 20,031.47	\$ 240,377.59

	<u>Monthly</u>	<u>Annually</u>
NOI:	\$ 22,760.20	\$ 273,122.41

8 CAP \$ 3,414,030.13

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