

Address: 95 Court Street Binghamton NY 13901			
<b>Income:</b>	<b>Monthly</b>	<b>Annually</b>	<b>Notes</b>
<b>Rentable Office Space (31,600 SQFT.)</b>	\$ 26,333.33	\$ 316,000.00	31,600 square feet of rentable office space. Renting at \$10 per square foot.
<b>Common Area Maintenance (CAM) Charge</b>	\$ 7,241.67	\$ 86,900.00	\$2.75 per square foot for the CAM charge
<b>TOTAL INCOME:</b>	\$ 33,575.00	\$ 402,900.00	
<b>Expenses:</b>	<b>Monthly</b>	<b>Annually</b>	<b>Notes</b>
<b>A: Taxes:</b>	\$ 5,070.84	\$ 60,850.09	
<b>B: Insurance:</b>	\$ 1,333.33	\$ 16,000.00	
<b>C: Utilities: (Heat, Electric, Etc.)</b>	\$ 3,400.00	\$ 40,800.00	
<b>D: Maintenance:</b>	\$ 1,400.00	\$ 16,800.00	
<b>E: 7% Vacancy:</b>	\$ 2,350.25	\$ 28,203.00	
<b>F: 7% Management:</b>	\$ 2,350.25	\$ 28,203.00	
<b>G: 2.5% Reserve and Replacement</b>	\$ 839.38	\$ 10,072.50	
<b>H: Water &amp; Sewer (2023-24)</b>	\$ 483.33	\$ 5,800.00	
<b>I: Exterior Maintenance</b>	\$ 208.33	\$ 2,500.00	This would include snow plowing, exterior maintenance, parking lot maintenance, etc.
<b>J: Common Area Utilities</b>	\$ 650.00	\$ 7,800.00	Common area maintenace charge would be charged to tenants
<b>K: Dumpster</b>	\$ 250.00	\$ 3,000.00	
<b>L: Pest Control</b>	\$ 175.00	\$ 2,100.00	
<b>TOTAL EXPENSES:</b>	\$ 18,510.72	\$ 222,128.59	
	<b>Monthly</b>	<b>Annually</b>	
<b>TOTAL INCOME:</b>	\$ 33,575.00	\$ 402,900.00	
<b>TOT. EXP.:</b>	\$ 18,510.72	\$ 222,128.59	
	<b>Monthly</b>	<b>Annually</b>	
<b>NOI:</b>	\$ 15,064.28	\$ 180,771.41	
<b>8 CAP</b>	\$ 2,259,642.63		
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