

**83-85 South Main Street, LLC****Rent Roll  
12/31/2025**

| Tenants                 | SF           | Rate PSF | Lease Commence | Lease End | Monthly Rent      | Monthly CAM   | Annual Rent         | Annual CAM    | Rent Escalation                                  |
|-------------------------|--------------|----------|----------------|-----------|-------------------|---------------|---------------------|---------------|--|
| Robert Slatcovich       | 341          | \$38.71  | 10/1/2025      | 9/30/2028 | \$1,100.00        |               | \$13,200.00         | \$0.00        | 10/1/2026 - \$1,150.00<br>10/1/2027 - \$1,200.00 |
| Vacant                  | 513          | \$35.09  |                |           | \$1,500.00        |               | \$18,000.00         | \$0.00        |  |
| American Highlander     | 1,012        | \$29.64  | 9/1/2025       | 8/31/2028 | \$2,500.00        |               | \$30,000.00         | \$0.00        | 09/1/2026 - \$2,575.00<br>09/1/2027 - \$2,652.00 |
| William Bowne (Apt A)   | 480          |          | 5/1/2025       | 4/30/2026 | \$1,500.00        |               | \$18,000.00         | \$0.00        |  |
| Camilla Collins (Apt B) | 600          |          | 3/1/2025       | 2/28/2026 | \$1,845.00        |               | \$22,140.00         | \$0.00        |  |
| <b>Totals</b>           | <b>2,946</b> |          |                |           | <b>\$8,445.00</b> | <b>\$0.00</b> | <b>\$101,340.00</b> | <b>\$0.00</b> |  |

**83-85 South Main Street, New Hope**  
**ProForma Income Statement**

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|                                     |              |                        |
|-------------------------------------|--------------|------------------------|
| Gross Rental Income (per Rent Roll) |              | \$101,340              |
| CAM Income (per Rent Roll)          |              | -                      |
| Vacancy                             | 5.00%        | <u>(5,067)</u>         |
| <br>                                |              |                        |
| Total Gross Income                  |              | \$96,273               |
| <br>                                |              |                        |
| Expenses                            |              |                        |
| Property Taxes                      | \$8,367      |                        |
| Utilities                           | 5,902        |                        |
| Repairs & Maintenance               | \$1,200      | 14,400                 |
| Insurance                           | 2,822        |                        |
| Waste Disposal                      | 3,367        |                        |
| Snow Removal                        | <u>3,073</u> |                        |
| <br>                                |              |                        |
| Total Expenses                      |              | \$37,931               |
| <br>                                |              |                        |
| Net Income                          |              | <u><u>\$58,342</u></u> |