

## (Not on MLS) Fully Leased Investment Opportunity

(Cost of Living or 3% mini. Annual Bumps, with mostly 4+ Yr. leases )

Option Price	\$ 1,300,000.00
Property Price	\$ 6,100,000.00
<b>Total Price</b>	<b>\$ 7,400,000.00</b>

<b>NOI (eff.1-1-2025)</b>	<b>\$ 515,731.00</b>
CAP Rate (1-1-2025)	7.0%

### Amsterdam Rd. APOD

#### INCOME

Tenant	Units SF	Proj. %	Type	Current/mo.	Eff. 11-1-24/mo A/P	COL Bump
Cornerstone BB	A-F	16,350	43.7% NNN	\$ 14,238.13	\$ 23,026.25 A	1-Nov
Sublet to 2M Corp.	G-H	15,400	41.2% NNN	\$ 18,974.49	\$ 20,835.32 A	1-Apr
Denny Griffin	I	1,765	4.7% Gross	\$ 1,800.00	\$ 1,800.00 A	
Edward Gorman	J	2,419	6.5% Gross	\$ 4,000.00	\$ 3,800.00 P	
Apogee Gardens	K	1,484	4.0% NNN	\$ 2,217.34	\$ 2,407.42 A	1-Jan
<b>Total</b>	<b>37,418</b>	<b>100%</b>		<b>\$ 41,229.96</b>	<b>\$ 51,868.99</b>	
<b>Total Income/yr.</b>				<b>\$ 494,759.49</b>	<b>\$ 622,427.90</b>	

#### EXPENSES

	Current	Projected 2025
Vacancy (@1%)	\$ 4,947.59	\$ 6,224.28
Taxes	\$ 29,126.00	\$ 29,999.78
Insurance	\$ 26,280.00	\$ 27,000.00
Management (@3%)	\$ 14,842.78	\$ 18,672.84
Utilities	\$ 3,600.00	\$ 3,800.00
Accounting	\$ 2,000.00	\$ 2,500.00
Snow Removal	\$ 3,000.00	\$ 3,300.00
Yard Care	\$ 1,200.00	\$ 1,200.00
Maintenance	\$ 12,000.00	\$ 14,000.00
<b>Total</b>	<b>\$ 96,996.38</b>	<b>\$ 106,696.90</b>

#### SUMMARY

Cost/SF	\$ 2.59	\$ 2.85
<b>NOI</b>	<b>\$ 397,763.11</b>	<b>\$ 515,731.00</b>
CAP Rate @\$7.4M	5.4%	7.0%