

35/101 Beck Lane

PROFORMA

Square Footage 8,080

Nov-25

<u>Rent Roll</u>	<u>Lease Start</u>	<u>Lease End</u>	<u>Renewal Option:</u>	<u>SF</u>	<u>INN Rent PSF**</u>	<u>Annual Rent</u>
Suite A: Pizza Hut	1/1/2012	12/31/2027	NA	1,400	\$ 20.00	\$ 28,000
Suite B: People Link	6/30/2023	6/30/2026	NA	1,380	\$ 16.00	\$ 22,080
Suite C: Top Crew Cuts	10/1/2025	9/30/2027	2 (2) yr	1,300	\$ 18.00	\$ 23,400
Suite D: ShowBiz Dog Resort	10/1/2025	9/30/1935	(1) 5 yr	4,000	\$ 16.00	\$ 64,000
				-	\$ -	\$ -
				-	\$ -	\$ -
Base Rent				8,080	\$ 17.01	\$ 137,480
Operating Expenses				8,080	\$ 5.13	\$ 41,418
						\$ -
NOI						\$ 137,480

2024 Beck Lane

Building Expenses	Invoice
Insurance	\$3,598.28
Utilities	\$3,223.44
Trash	\$4,663.77
Lawn	\$1,965.00
Snow	\$1,675.00
Parking Lot Seal & Stripe	\$4,317.00
Prop Taxes Paid	\$21,975.38
Total Building Expenses	\$41,417.87