

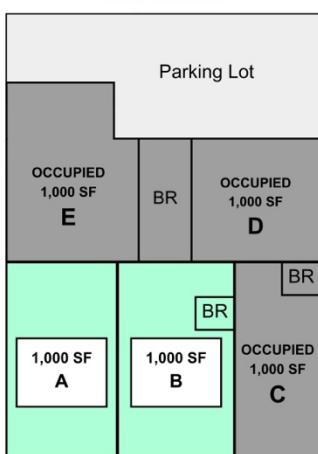
# MASTRY'S WATERFRONT WAREHOUSES

1624 & 1700 4<sup>TH</sup> ST S

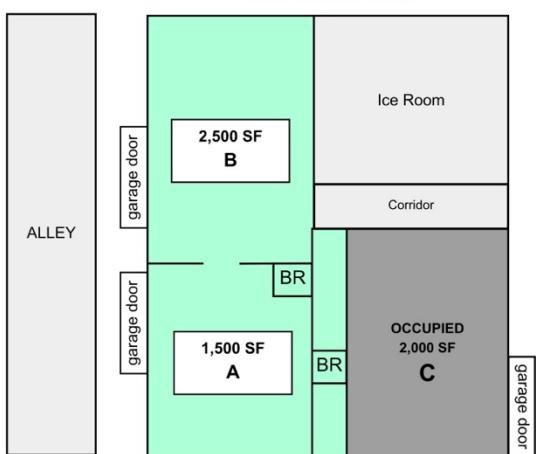
ST. PETERSBURG, FL



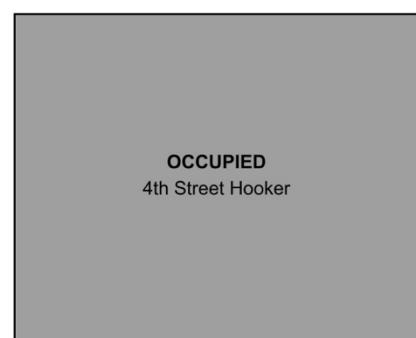
1624 4th St S



1700 4th St S Lot 1



1700 4th St S Lot 2



----- 4th St S -----

RENT ROLL						
	SF	Tenant	Lease Start	Lease End	Rent	Deposit
<b>1624 4th St</b>						
Unit A	1000	Vacant			\$ 1,000	
Unit B	1000	Vacant			\$ 1,250	
Unit C	1000	J. Pinkert	M to M		\$ 1,000	\$ 1,000
Unit D	1000	J. Zepp	M to M		\$ 650	\$ 650
Unit E	1000	A. Walker	6/1/25	5/31/26	\$ 850	\$ 850
Apartment		K. Stone	M to M		\$ 2,000	\$ 1,500
					\$ 6,750	
<b>1700 4th St - Lot 1</b>						
Unit A	1500	Vacant			\$ 1,500	
Unit B	2500	Vacant			\$ 2,500	
Unit C	1500	The Service Pros	6/1/25	5/31/26	\$ 2,000	\$ 2,000
					\$ 6,000	
<b>1700 4th St - Lot 2</b>						
Retail	2300	4th St Hooker	11/1/23	10/31/28	\$ 5,150	\$ 5,000
<b>TOTAL INCOME PER MONTH</b>						<b>\$ 17,900</b>

PRO FORMA						
<b>Income</b>						
1624 4th St		\$ 81,000				
1700 4th St - Lot 1		\$ 72,000				
1700 4th St - Lot 2		\$ 61,800				
<b>TOTAL INCOME</b>		<b>\$ 214,800</b>				
<b>Expense</b>						
Property Tax		\$ (13,808)				
Insurance		\$ (15,000)				
<b>TOTAL EXPENSE</b>		<b>\$ (28,808)</b>				
<b>Expense Reimbursement</b>						
1700 4th St - Lot 1		\$ 5,920	<i>Reimbursement for property taxes</i>			
1700 4th St - Lot 2		\$ 3,278	<i>Reimbursement for property taxes</i>			
<b>TOTAL EXP REIMBURSEMENT</b>		<b>\$ 9,198</b>				
<b>NOI</b>		<b>\$ 195,190</b>			<b>Sale Price @ 7 Cap</b>	<b>\$ 2,788,433</b>



