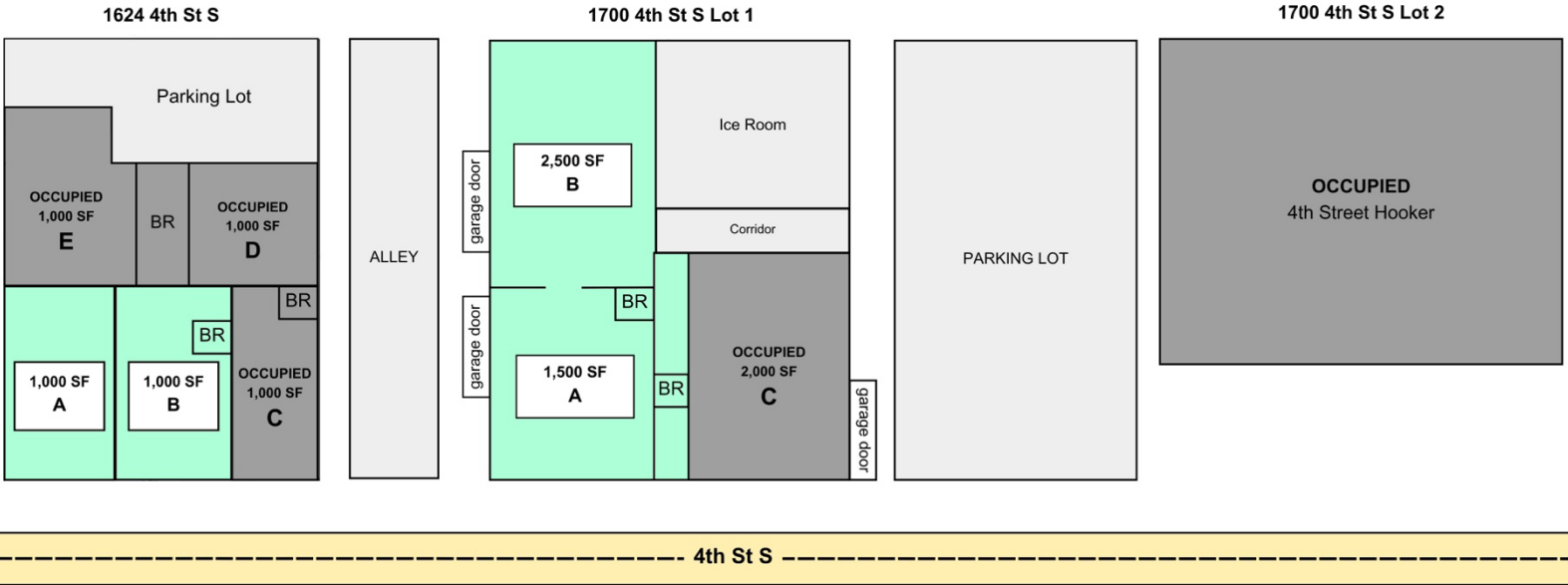


MASTRY'S WATERFRONT WAREHOUSES

1624 & 1700 4TH ST S
ST. PETERSBURG, FL



RENT ROLL						
	SF	Tenant	Lease Start	Lease End	Rent	Deposit
1624 4th St						
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	
1700 4th St - Lot 1						
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	
1700 4th St - Lot 2						
Retail	2300	4th St Hooker	11/1/23	10/31/28	\$ 5,150	\$ 5,000
TOTAL INCOME PER MONTH					\$ 17,900	
PRO FORMA						
Income						
1624 4th St		\$ 81,000				
1700 4th St - Lot 1		\$ 72,000				
1700 4th St - Lot 2		\$ 61,800				
TOTAL INCOME		\$ 214,800				
Expense						
Property Tax		\$ (13,808)				
Insurance		\$ (15,000)				
TOTAL EXPENSE		\$ (28,808)				
Expense Reimbursement						
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>			
TOTAL EXP REIMBURSEMENT		\$ 9,198				
NOI		\$ 195,190		Sale Price @ 7 Cap	\$ 2,788,433	





