

E.R.T. NNN Expenses
35 Mill Street Central, Marlborough, Mass.

2025

<u>Description</u>	<u>Year</u>
Landscaping J&J and Son Lawn Care	\$1,400.00
 <u>Description</u>	 <u>Year</u>
National Grid Power Common Meter	\$790.92
 <u>Description</u>	 <u>Year</u>
City of Marlboro Taxes	\$17,742.56
 <u>Description</u>	 <u>Year</u>
Bark Mulch and Loam	\$310.25
 <u>Description</u>	 <u>Year</u>
Hanover Insurance Building	\$6,335.00
 <u>Description</u>	 <u>Year</u>
Warren Security Moneriting	\$600.00
 <u>Description</u>	 <u>Year</u>
<u>Spring Cleanup</u>	<u>\$1,300.00</u>
<u>Fall Cleanup</u>	
 Total Expenses	 \$28,478.73
NNN Per Year- Tenant Responsible For	\$14,239.36
NNN Per Month- Tenant Responsible For	\$1,186.61
 Per Year Base Rent @ 8.50 Sq Foot	 \$42,500.00
Per year NNN Tenant Responsible For	\$14,239.36
Total Base Rent and NNN Per Year	\$56,739.36
 Per Month Base Rent @ 8.50 Sq foot	 \$3,541.66
NNN Per Month Tenant Responsible For	\$1,186.61
Total Base Rent and NNN Per Month	\$4,728.27