

328 & 330 Main Street, Poughkeepsie, N.Y.									
11,400 sq. ft.									
INCOME and EXPENSE									
	Sq Ft	Actual Monthly	Actual Annual	Per Sq. Ft.	Pro Forma Monthly	Pro Forma Annual	Per Sq. Ft.	Tenant Since	Terms
INCOME									
328 Ground Retail	1,900	\$ 1,600	\$ 19,200	\$ 10.11	\$ 2,500	\$ 30,000	\$ 15.79	2002	Month-to-Month; Tenant pays electric, gas
328 2nd floor 2B	2,000	\$ 1,830	\$ 21,960	\$ 10.98	\$ 2,200	\$ 26,400	\$ 13.20	2016	Exp 12/31/25; Tenant pays electric, gas
328 3rd Floor 1BR	900	\$ 1,350	\$ 16,200	\$ 18.00	\$ 1,600	\$ 19,200	\$ 21.33	2012	Exp 12/31/25; Tenant pays electric, gas
328 4th Floor 1BR	900	\$ 1,390	\$ 16,680	\$ 18.53	\$ 1,600	\$ 19,200	\$ 21.33	2018	Exp 12/31/25; Tenant pays electric, gas
330 Ground Retail	1,900	\$ -	\$ -	\$ -	\$ 2,500	\$ 30,000	\$ 15.79	-	-
330 2nd Floor 2BR	2,000	\$ 1,830	\$ 21,960	\$ 10.98	\$ 2,200	\$ 26,400	\$ 13.20	2015	Exp 12/31/25; Tenant pays electric, gas
330 3rd Floor 1BR	900	\$ 1,405	\$ 16,860	\$ 18.73	\$ 1,600	\$ 19,200	\$ 21.33	2019	Exp 12/31/25; Tenant pays electric, gas
330 4th Floor 1BR (Home Unit)	900	\$ 1,225	\$ 14,700	\$ 16.33	\$ 1,600	\$ 19,200	\$ 21.33	2021	Exp 9/30/25; Landlord pays electric, gas
ANNUAL GROSS INCOME	11,400	\$ 10,630	\$ 127,560		\$ 15,800	\$ 189,600			
<i>Less 5% Vacancy allowance</i>			<u>\$ -</u>			<u>\$ 9,480</u>			
EFFECTIVE GROSS INCOME			\$ 127,560			\$ 180,120			
EXPENSES									
Property Taxes (2025)			\$ 11,693			\$ 12,278			
School Taxes (2024-2025)			\$ 9,623			\$ 10,104			
Insurance			\$ 5,985			\$ 6,284			
Repairs/Maintenance			\$ 6,858			\$ 9,006			
Security			\$ 894			\$ 939			
Electric			\$ 1,311			\$ 1,377			
Home Unit Electric/Gas (becomes tenant expense 7/1/27)			\$ 2,141			\$ -			
Water and Sewer			\$ 994			\$ 1,044			
Management Fee (5% EGI)			\$ 6,378			\$ 9,006			
TOTAL EXPENSES			\$ 45,877			\$ 50,037			
NET OPERATING INCOME			\$ 81,683			\$ 130,083			