

41-45 North Clinton Avenue Investment Offering

East Orange, NJ | Corcoran Sawyer Smith

| Metric | Amount |
|-----------------------------------|---------------------|
| Gross Annual Rental Income | \$107,565.72 |
| Water Reimbursements | \$6,000.00 |
| Tax Reimbursements | \$4,430.84 |
| Total Gross Income | \$117,996.56 |
| Total Expenses | \$44,567.00 |
| Net Operating Income (NOI) | \$73,429.56 |

| Expense | Annual Amount |
|-----------------------|--------------------|
| Taxes | \$20,292.00 |
| Insurance | \$6,475.00 |
| Water / Sewer | \$12,300.00 |
| Management | \$5,500.00 |
| Total Expenses | \$44,567.00 |

| KEY | Unit | Sq. Ft | Business Use | Lease Start | Lease End | Cur Base Rent | Annual Rent | Water | RET |
|---------------|------|--------|------------------------|-------------|-----------|-------------------|---------------------|-------------------|-------------------|
| 41-45 | ST1 | 700 | Barber shop | 7/1/25 | 8/31/30 | \$1,200.00 | \$14,400.00 | \$600.00 | \$600.00 |
| 41-45 | ST2 | 700 | Retail | 8/1/25 | 7/31/28 | \$1,423.72 | \$17,084.64 | \$600.00 | \$0.00 |
| 41-45 | ST3 | 700 | Fitness Center | 1/1/24 | 12/31/26 | \$1,273.08 | \$15,276.96 | \$600.00 | \$0.00 |
| 41-45 | ST4 | 700 | William Deli & Grocery | 11/1/08 | 10/31/28 | \$1,722.29 | \$20,667.48 | \$1,200.00 | \$1,069.20 |
| 41-45 | ST5 | 700 | Pharmacy | 3/1/19 | 2/28/28 | \$1,114.73 | \$13,376.76 | \$600.00 | \$1,236.60 |
| 41-45 | ST6 | 700 | Restaurant | M-M | M-M | \$1,275.18 | \$15,302.16 | \$1,200.00 | \$604.16 |
| 41-45 | ST7 | 700 | Restaurant | M-M | M-M | \$954.81 | \$11,457.72 | \$1,200.00 | \$920.88 |
| TOTALS | | | | | | \$8,963.81 | \$107,565.72 | \$6,000.00 | \$4,430.84 |