

402 Broad Ave. Pal Park		Commercial + 2 Apts. Revenue-Profit -Value		
Item	Current	Banner Rent Roll Shift	Upside Scenario 1*	Upside Scenario 3*
Banner Deli & Liquors Rent	\$0/mo -->	\$10,000/mo	\$10,000/mo	\$10,000/mo
Apartment Rent	\$2,800/mo	\$2,800/mo	\$2,200*	\$2,800*
Total Rent Roll	\$33,600 (annual)	\$153,600 (annual)	\$172,800	\$187,200
Building Value	\$1,800,000	\$1,800,000	\$2,370,000	\$2,590,000
Financial Breakdown For Building Only				
Building Income	Monthly	Annual	Returns Over 20 years. (Assumes a cash purchase)	
Total Net Income:	\$12,800	\$153,600	Return (IRR):	9.88% per year
Vacancy (5%): (budgeted)	\$640	\$7,680	Total Profit when Sold:	\$4,630,240
Property Tax: (\$12,734 actual)	\$1,083	\$13,000	Cash on Cash Return:	256.38%
Total Insurance: (approx.)	\$183	\$2,200	Capitalization Rate:	7.12%
Maintenance Cost: (budgeted)	\$167	\$2,000	Total Rental Income:	\$3,920,925
Other Cost: (misc.)	\$42	\$500	Total Expenses:	\$475,606
Cash Flow:	\$10,685	\$128,220	Total Net Operating Income:	\$3,445,319
Current	The Banner rental roll profit is recognized in the Deli LLC profit (Current financial accounting)			
Banner Rent Roll Shift	In this scenario the Banner rent roll profit is recognized in the Building LLC (Based on current financial accounting)			
Scenario 3*	In this scenario this assumes <b>each</b> apartment is \$2,200/mo in the units current condition			
Scenario 4*	In this scenario this assumes <b>each</b> apartment is \$2,800/mo if the units condition is updated			

Banner Deli & Liquors	Top Line Revenue-Profit -Value	
Banner Annual Revenue	\$2,200,000	Business Value Approach: SDE of 3.25% including the value of the liquor license. Revenue and Profit is based on an average year. Actual financial provided upon request and under NDA.
Banner Annual Profit	\$320,000	
Banner Monthly Profit	\$26,667	
NJ Type 44 Liquor Lic. (Value)	\$400,000	
Banner Value (Including Liq. Lic.)	\$1,875,000	

Combined Building & Banner Deli & Liquors			
Combined Income	Monthly	Annual	
Building LLC Net Profit	\$10,685	\$128,220	
Banner Deli & Liquors Net Profit	\$26,667	\$320,000	
Total Net Profit	\$37,352	\$448,220	
Financial Breakdown For Building + Business Combined			
Business + Building Income	Monthly	Annual	Returns Over 20 years. (Assumes a cash purchase)
Total Net Income:	\$37,352.00	\$448,224.00	Return (IRR): 13.42% per year
Vacancy (5%): (budgeted)	\$1,867.60	\$22,411.20	Total Profit when Sold: \$10,157,841.85
Property Tax: (\$11,800 (FY24/25 actual)	\$1,083.33	\$13,000.00	Cash on Cash Return: 317.43%
Total Insurance: (approx.)	\$183.33	\$2,200.00	Capitalization Rate: 12.75%
Maintenance Cost: (budgeted)	\$166.67	\$2,000.00	Total Rental Income: \$8,516,256.00
Other Cost: (misc.)	\$41.67	\$500.00	Total Expenses: \$475,605.63
Cash Flow:	\$34,009.40	\$408,112.80	Total Net Operating Income: \$8,040,650.37
Notes:	The information contained herein is provided for informational purposes only, is deemed reliable but not guaranteed. Figures are summary in nature to provide a general summary of the financial performance of the subject property and business. Prospective buyers must rely on their own due diligence and verification. Full financial statements and supporting documents are available upon request under a NDA. This is not an offer to sell or a solicitation to buy, and nothing herein constitutes legal, tax, or accounting/ investment advice.		

Price

\$3,200,888.00