

188 Cottage Street, Poughkeepsie, N.Y. 12601							
12,905 SF							
INCOME and EXPENSE							
	Tenants	Sq Ft	Actual Monthly	Actual Annual	3yr Monthly	3yr Annual	Terms
INCOME							
Suite 1	MHV Restoration	4,993	\$ 6,391	\$76,692	\$ 6,391	\$ 76,692	9/15/24-8/31/29; No annums; 5yr option at \$6,933/mo
Suite 2	MHV Restoration	777	\$ 1,400	\$16,800	\$ 1,400	\$ 16,800	6/1/25-8/31/29; No annums; 5yr option at same rate
Suite 3	DCG Mechanical	820	\$ 1,300	\$15,600	\$ 1,750	\$ 21,000	7/1/24-7/1/26
Suite 4	EFG Northeast Enterprises	3,102	\$ 3,465	\$41,580	\$ 3,820	\$ 45,840	9/15/24-9/30/27; 2yr option w/ 5% annums
Suite 5/6	AUTO REPAIR	1,424	\$ 1,300	\$15,600	\$ 1,433	\$ 17,199	4/1/26-3/31/27; two 1yr options w/ 5% annums
Suite 7	MHV Restoration	674	\$ -	\$0	\$ -	\$ -	Included in Suite 2 lease agreement
Suite 8	Countywide Towing	1,115	\$ 1,750	\$21,000	\$ 1,750	\$ 21,000	7/1/24-6/31/26
ANNUAL GROSS INCOME		12,905	\$ 15,606	\$ 187,272	\$ 16,544	\$ 198,531	
<i>Less 5% Vacancy Loss</i>				\$ 9,364		\$ 9,927	
EFFECTIVE GROSS INCOME				\$ 177,908		\$ 188,604	
EXPENSES							
2025 Property Tax				\$ 13,708		\$ 13,708	
2024-2025 School Tax				\$ 11,168		\$ 11,168	
Insurance				\$ 3,400		\$ 3,400	
Repairs/Maint. (5% EGI)				\$ 8,895		\$ 9,430	
Snow Removal / Cleaning				\$ 1,000		\$ 1,000	
Water and Sewer				\$ 400		\$ 400	
Management Fee (5% EGI)				\$ 8,895		\$ 9,430	
TOTAL EXPENSES				\$ 47,467		\$ 48,536	
NET OPERATING INCOME				\$ 130,442		\$ 140,068	
CAP							
8.50%				\$1,534,607		\$ 1,647,859	
9.00%				\$1,449,351		\$ 1,556,311	
9.50%				\$1,373,069		\$ 1,474,400	
9.32%				\$1,400,000			
10.00%						\$ 1,400,000	