

Total S.F. 14,392

Current	Monthly	Annual	Proposed Rent Increases	10% Increase	Expenses	Cap Improvements	NOI	NOI with rent increases
100	King and King	997.50	\$1,097.25	\$99.75	Insurance		\$ 8,862.84	
101	C DiMauro	550.00	\$550.00	\$0.00	Utilities		\$ 24,500.00	
101B	Dana Som	750.00	\$900.00	\$150.00	Taxes (landscape, plowing, HVAC maintenance, cleaning)		\$ 31,500.00	\$ 22,692.00
101D	Russell	441.00	\$485.10	\$44.10			\$ 87,554.84	
102	Alfred/WES Fund	850.00	\$850.00	\$0.00				
106	Ashmore	1,072.07	\$1,179.28	\$100.00				\$ 78,855.76
104	Richman	900.00	\$900.00	\$0.00				\$ 87,978.88
106A	Alfa Partners	500.00	\$500.00	\$0.00				
106B	Mapalawi (Shipman)	515.00	\$566.50	\$51.50		Rebuilt Furnace		
200-206	Russell Reynolds	4,215.00	\$4,215.00	\$0.00		New HVAC		
208	Horellik	621.72	\$683.89	\$62.17		Replaced Façade		
210	Durdas	534.26	\$587.69	\$53.43		New Flooring		
212	Peter Sirois/Zel Inc.	577.50	\$635.25	\$57.75		New Fire Alarm System		
214	Emerald/Sullivan	441.00	\$485.10	\$44.10		Upgrade all lighting to Energy Efficient		
BM1	Cestone	262.50	\$288.75	\$26.25		Converted to 15 rentable spaces		
BM2	Stimbury Theater (Storage)	325.00	\$357.50	\$32.50				
BM3	Alkerl (Storage)	315.00	\$346.50	\$31.50				
Current	Monthly	13,867.55	14,627.81	760.26	Annual	166,410.60		175,593.72