

10 W Main Street, Moorestown, NJ 08057

Property Renovated in 2023

Triple Net (NNN) Lease

Rental Income:

Current Lease ~ **05-01-2023 to 04-30-2028**

Current Rent ~ **\$10,039.73 per month**

Annual Rent Increment ~ **2%**

Yearly Rent Schedule			
Space: Entire building +/- 4,821 square feet			
Rent Increment of two percent (2%) per annum			
Period (mm/yy)	Price per SqFt per annum	Monthly Rent	Yearly Rent
05/24 to 04/25	\$24.99	\$10,039.73	\$120,476.79
05/25 to 04/26	\$25.49	\$10,240.53	\$122,886.33
05/26 to 04/27	\$26.00	\$10,445.34	\$125,344.05
05/27 to 04/28	\$26.52	\$10,654.24	\$127,850.93

Expenses:

Taxes: \$12,300.00 annually (**\$1,025 per month**) (Tenant pays)

Insurance: \$6,957.00 annually (**\$579.75 per month**) (Tenant pays)

Water & Sewer: Approx \$1,200 annually (**\$ 100 per month**) (Tenant pays)

Gas & Electric: Account is in tenants' name, and they pay it.

Lawn Maintenance and Snow removal: Tenant Pays

Total Expense to Landlord: Monthly Mortgage and Building Maintenance Requests as and when they occur.