

559-561 Lake Avenue, Saint James, NY 11780

Tenant	Lease Start Date	Lease End Date	Lease Option term	Lease Yearly Increase	Lease term	Utilities paid (Electric is Separate) Heat separate systems	Base Rent / Month	Annual rent	Taxes Paid Total Annual	Approx Square Footage	Security Deposit	Base Rent / SQ FT	Total rent / Sq Ft Including Taxes	Proportionate Share of Building %
Dry Cleaners (green)	X	X	X	X	Month-Month	Electric & Heat (Oil) Water (45%)	\$1,700.00	\$20,400.00	\$0.00	1,500	X	\$13.60		37.3%
Hair Salon	7/1/22	6/30/27	Two Five (5) Year Options	5%	5 Year, ~4 Left	Electric & Heat (Gas) Water (45%)	\$1,929.30	\$23,151.60	\$12,489.00	1,500	\$3,500.00	\$15.43	\$23.76	37.3%
Tattoo Studio	June 1, 2024	May 31, 2025	X	5%	1 year	Electric & Heat (mini split & electric baseboard)	\$850.00	\$10,200.00	\$0.00	400	\$1,700.00	\$25.50		9.9%
Apartment	12/1/20	11/30/21	Month-Month Holdover	X	Month-Month	Electric & Heat (Oil)	\$1,625.00	\$19,500.00	\$0.00	640	\$1,425.00	\$30.47		15.9%
Total Square Footage					4023									
Total Taxes					\$27,753.34									
Total Insurance (Paid by landlord)					\$7,864.30									
Net Operating Income (EXCL Vacancy & Contingency)					\$50,122.96									
Total Monthly Rent							\$6,104.30							
Total Annual Rent							\$73,251.60							
Landlord Contact														
Landlord Contact														