

Profit & Loss

	2025								
	Annual	Monthly	Est. SF	Tenant Since	Lease Exp	% Ann Inc	Security Dep	PPSF	
Real Estate Income	\$ 89,363	\$ 7,447	4,700				\$ 7,920		19.01
137 - Convenience Store	\$ 12,720	\$ 1,060.00	650	12/2/2016	12/2/2026		\$ 1,590		19.57
135b - Music Studio	\$ 13,902	\$ 1,158.50	650	12/1/2021	Nov 2024 MTM	3%	\$ 1,425		21.39
135a - Law Office	\$ 12,000	\$ 1,000.00	650	8/2/2018	MTM		\$ 1,000		18.46
133 - Nail Salon	\$ 21,642	\$ 1,803.53	1,300	2/1/2022	Jan 2025 MTM	3%	\$ 1,705		16.65
129-131 - Events Space	\$ 26,098	\$ 2,174.85	1,450	8/1/2023	7/31/2028	3%	\$ 2,200		18.00
Misc - Basement Storage	\$ 3,000	\$ 250.00		12/15/2021					
Operating Expenses	Annual	Monthly							
Paid by Landlord	\$ 19,596	\$ 1,633							
Real Estate Taxes	\$ 16,500	\$ 1,375							
Repairs	\$ 2,096	\$ 175							
Water & Sewer (Estimated)	\$ 1,000	\$ 83							
Shared by Tenants	\$ 20,500	\$ 1,708							
Real Estate Taxes	\$ -	\$ -							
Property Insurance (Estimated)	\$ 10,000	\$ 833							
Water & Sewer (Estimated)	\$ 3,000	\$ 250							
Gas (Estimated)	\$ 3,000	\$ 250							
Electricity (Estimated)	\$ 3,000	\$ 250							
Trash Collection (Estimated)	\$ 1,500	\$ 125							
Projected NOI	\$ 69,767								
Total Asking Price	\$ 900,000								7.75% CAP Rate