

7040-48 CASTOR AVE PHILADELPHIA, PA 19149

RENT ROLL, INCOME AND EXPENSES

Tenant	Floor	Square Feet	Lease Commence ment	Lease Expiry	Rent per Month	Rent per Year	Projected Rent per Year	Rent Increase
Supermarket	1	5,300	May 2024	April 2034	\$10,500	\$126,000	\$126,000	Yes
Language School	2	2,300	July 2024	June 2027	\$2,255	\$27,060	\$27,060	Yes
KTV	-1	3,000	April 2022	March 2027	\$3,300	\$39,600	\$39,600	Yes
Vacant Unit	2	5,930	N/A	N/A	N/A	N/A	\$72,000	N/A
Total		16,530			\$16,055	\$192,660	\$265,000	

Income	
Monthly Projected Rental Income	\$22,000
Annual Projected Rental Income	\$265,000

Expenses	
Real Estate Taxes 2025*	\$20,000
Insurance*	\$12,800
Expense Ratio	30%
Annual Operating Expenses	\$79,200

Investment Return	
Annual Net Operating Income	\$185,000
Asking Price	\$3,000,000
Annual Return on Investment	6.2%

*Tenant reimburse the landlord for property tax and insurance every year according to lease agreement. Full amount of 2025 property tax is \$32,304 and insurance is \$20,666