

PROFORMA – AS OF September 2024

1157 BROADWAY – INVESTMENT OFFICE BUILDING + BASEMENT

TENANT	DATE OF ORIGINAL LEASE	LEASE START	LEASE END	PARKING SPACES	SQUARE FOOTAGE	MONTHLY RENT	TAX CONTRIBUTIONS	TOTAL ANNUAL RENT	ANNUAL RENT PERCENTAGE INCREASE
TENANT #1	1/5/2010	1/1/2019	12/31/2028	30	7,284 SQ FT	\$22,786.02	68.6% TAX CONTRIBUTIONS	\$273,432.24	2%
TENANT #2	9/3/2024	9/3/2024	8/31/2029	5	1,870 SQ FT	\$4,300.00	17% TAX CONTRIBUTIONS	\$51,600.00	3%
TENANT #3	2/1/2017	2/1/2022	2/1/2027	3	946 SQ FT	\$3,650.78		\$43,809.36	4%
TENANT #4	9/1/2024	9/1/2024	8/31/2025	1	800 SQ FT	\$2,000.00		\$24,000.00	
TOTAL				39		\$32,736.80		\$392,841.60	

EXPENSES	ANNUAL
RE TAXES	\$113,280.20
INSURANCE	\$7,500.00
REPAIRS & MAINTENANCE	\$5,000.00
UTILITIES	\$15,067.00
TOTAL	\$140,847.20

INCOME	ANNUAL
BASE RENT	\$392,841.60
TAX CONTRIBUTIONS	\$6,996.00
TOTAL	\$399,837.60

TOTAL INCOME	\$399,837.60
TOTAL EXPENSES	\$140,847.20
NET OPERATING INCOME	\$258,990.40