

DATE: 9/11/2025										
103 Fort Salonga Road Fort Salonga NY 11768										
Office Revenue										
Unit	Tenant	SQFT	LEVEL	BUSINESS TYPE	Market Rent	Market Rent (SQFT)	Current Monthly Rent	Current Rent (SQFT)	Rent Deficit (SQFT)	Lease End
1	AMERICAN HEART ASSOCIATION	145	BASEMENT	HEALTH EDUCATION	\$550.00	\$41.37	\$700.00	\$0	\$ (150.00)	5/31/2026
2	DONNA ANN	258	BASEMENT	THERAPY	\$889.46	\$41.37	\$562.00	\$24.88	\$ 16.49	3/31/2026
3, 8, 9, 10, 11, 12	EMPIRE ELECTRONICS	1370	BASEMENT/1ST FL	PART SUPPLIER	\$4,723.08	\$41.37	\$3,406.45	\$28.13	\$ 13.24	4/30/2026
4	DAYLAN BISRAM	306	BASEMENT	REAL ESTATE SALES	\$1,054.94	\$41.37	\$725.00	\$0	\$ 329.94	5/31/2026
5	DENICK MANAGEMENT INC	245	BASEMENT	REAL ESTATE MANAGEMENT	\$844.64	\$41.37	\$725.00	\$0	\$ 119.64	4/30/2026
6	ECHAVEZ PHOTOS	130	BASEMENT	PHOTO	\$448.18	\$41.37	\$650.00	\$60.00	\$ (201.82)	12/31/2026
7	GUARDIANSHIP CORP	206	1ST FLOOR	LEGAL	\$710.19	\$41.37	\$700.00	\$40.78	\$ 0.59	12/31/2026
13,14,15,16,17	DENTAL HEALTH STAR	1353	2ND FLOOR	DENTAL OFFICE	\$4,664.47	\$41.37	\$3,768.26	\$31.20	\$ 10.17	7/31/2026

Proforma (Current)	\$11,236.71
Proforma (Market Rents)	\$13,884.96

Annual Rent Roll	\$134,840.52
Proforma (Income Improvement)	\$166,619.52