

**INCOME AND EXPENSES:**  
**171 MARKET SQUARE, NEWINGTON, CT**



**171 Market Sq - Operating Income & Expenses**

Building Sq Ft:

12251

(GLA from Property Card)

Account Name	2023	2023 PSF	2024	2024 PSF
<b>OPERATING INCOME</b>				
<b>Rental Income</b>				
Rent	\$ 144,389.45	\$ 11.79	\$ 144,525.29	\$ 11.80
Late Fees Income	\$ 2,476.50	\$ 0.20	\$ 1,350.00	\$ 0.11
Returned Check Charges	\$ 300.00	\$ 0.02	\$ -	\$ -
<b>Total Rental Income</b>	<b>\$ 147,165.95</b>	<b>\$ 12.01</b>	<b>\$ 145,875.29</b>	<b>\$ 11.91</b>
<b>Other Income: Payable to Landlord</b>				
Utilities	\$ 5,608.49	\$ 0.46	\$ 4,838.42	\$ 0.39
Repairs & Maintenance	\$ (35.00)	\$ (0.00)	\$ (9.55)	\$ (0.00)
<b>Total Other Income</b>	<b>\$ 5,573.49</b>	<b>\$ 0.45</b>	<b>\$ 4,828.87</b>	<b>\$ 0.39</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$ 152,739.44</b>	<b>\$ 12.47</b>	<b>\$ 150,704.16</b>	<b>\$ 12.30</b>
<b>EXPENSE</b>				
<b>Utilities</b>				
Utilities: · Electric	\$ 14,931.41	\$ 1.22	\$ 17,182.82	\$ 1.40
Utilities: · Gas	\$ 4,497.10	\$ 0.37	\$ 5,569.42	\$ 0.45
Utilities: · Water & Sewer	\$ 939.24	\$ 0.08	\$ 842.28	\$ 0.07
<b>Total Utilities</b>	<b>\$ 20,367.75</b>	<b>\$ 1.66</b>	<b>\$ 23,594.52</b>	<b>\$ 1.93</b>
<b>Other Expense</b>				
Real Estate Tax	\$ 12,083.40	\$ 0.99	\$ 12,496.06	\$ 1.02
Advertising and Promotion	\$ 260.56	\$ 0.02	\$ -	\$ -
<b>Insurance (estimated)</b>	<b>\$ 7,350.60</b>	<b>\$ 0.60</b>	<b>\$ 7,350.60</b>	<b>\$ 0.60</b>
<b>Management (est at 4% of Rent)</b>	<b>\$ 5,775.58</b>	<b>\$ 0.60</b>	<b>\$ 5,781.01</b>	<b>\$ 0.60</b>
Legal Fees	\$ -	\$ -	\$ 61.50	\$ 0.01
<b>Total Other Expense</b>	<b>\$ 25,470.14</b>	<b>\$ 2.08</b>	<b>\$ 25,689.17</b>	<b>\$ 2.10</b>
<b>Repairs and Maintenance</b>				
Repairs and Maintenance	\$ 127.56	\$ 0.01	\$ 121.59	\$ 0.01
Office Expense: Telephone	\$ -	\$ -	\$ 1,067.95	\$ 0.09
Keys-Locks	\$ 262.67	\$ 0.02	\$ -	\$ -
Snow Removal	\$ 2,613.62	\$ 0.21	\$ 1,820.73	\$ 0.15
Plumbing	\$ 185.12	\$ 0.02	\$ -	\$ -
Electrical	\$ -	\$ -	\$ 255.67	\$ 0.02
HVAC Service Contracts	\$ 1,181.28	\$ 0.10	\$ 3,153.01	\$ 0.26
Security/Fire Monitoring	\$ 3,187.32	\$ 0.26	\$ 1,847.31	\$ 0.15
Trash Removal	\$ 2,807.54	\$ 0.23	\$ 2,616.24	\$ 0.21
Elevator Service	\$ 3,263.59	\$ 0.27	\$ 3,580.42	\$ 0.29
Fixtures	\$ 333.71	\$ 0.03	\$ 79.66	\$ 0.01
Cleaning Supplies	\$ 337.30	\$ 0.03	\$ -	\$ -
Cleaning Common Space	\$ 7,183.27	\$ 0.59	\$ 7,505.52	\$ 0.61
<b>Total Repairs and Maintenance</b>	<b>\$ 21,482.98</b>	<b>\$ 1.75</b>	<b>\$ 22,048.10</b>	<b>\$ 1.80</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 67,320.87</b>	<b>\$ 5.50</b>	<b>\$ 71,331.79</b>	<b>\$ 5.82</b>
<b>NOI - NET OPERATING INCOME</b>	<b>\$ 85,418.57</b>	<b>\$ 6.97</b>	<b>\$ 79,372.37</b>	<b>\$ 6.48</b>

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