

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 |
|--|----------------------|-----------------|----------------------|-----------------|
| OPERATING INCOME | | | | |
| Rental Income | | | | |
| 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 | \$ - | \$ - |
| Total Rental Income | \$ 147,165.95 | \$ 12.01 | \$ 145,875.29 | \$ 11.91 |
| Other Income: Payable to Landlord | | | | |
| Utilities | \$ 5,608.49 | \$ 0.46 | \$ 4,838.42 | \$ 0.39 |
| Repairs & Maintenance | \$ (35.00) | \$ (0.00) | \$ (9.55) | \$ (0.00) |
| Total Other Income | \$ 5,573.49 | \$ 0.45 | \$ 4,828.87 | \$ 0.39 |
| TOTAL OPERATING INCOME | \$ 152,739.44 | \$ 12.47 | \$ 150,704.16 | \$ 12.30 |
| EXPENSE | | | | |
| Utilities | | | | |
| 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 |
| Total Utilities | \$ 20,367.75 | \$ 1.66 | \$ 23,594.52 | \$ 1.93 |
| Other Expense | | | | |
| Real Estate Tax | \$ 12,083.40 | \$ 0.99 | \$ 12,496.06 | \$ 1.02 |
| Advertising and Promotion | \$ 260.56 | \$ 0.02 | \$ - | \$ - |
| Insurance (estimated) | \$ 7,350.60 | \$ 0.60 | \$ 7,350.60 | \$ 0.60 |
| Management (est at 4% of Rent) | \$ 5,775.58 | \$ 0.60 | \$ 5,781.01 | \$ 0.60 |
| Legal Fees | \$ - | \$ - | \$ 61.50 | \$ 0.01 |
| Total Other Expense | \$ 25,470.14 | \$ 2.08 | \$ 25,689.17 | \$ 2.10 |
| Repairs and Maintenance | | | | |
| 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 |
| Total Repairs and Maintenance | \$ 21,482.98 | \$ 1.75 | \$ 22,048.10 | \$ 1.80 |
| TOTAL OPERATING EXPENSE | \$ 67,320.87 | \$ 5.50 | \$ 71,331.79 | \$ 5.82 |
| NOI - NET OPERATING INCOME | \$ 85,418.57 | \$ 6.97 | \$ 79,372.37 | \$ 6.48 |

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