

**424 W Main Street November 2025 Rent roll and Expense report:**

<u>Tenant</u>	<u>Monthly</u>	<u>CAM</u>	<u>Percentage of Cam</u>	<u>SF</u>	<u>Current rent</u>	<u>Expiration</u>
Kimswim/Underwater Adventu	\$ 5,235.00	NNN	46.80%	5,400	\$ 62,820.00	Jul-27 plus one 5 year option
<b>TPS</b>	<b>\$ 2,800.00</b>	<b>*</b>	<b>22%</b>	<b>2,800</b>	<b>\$ 33,600.00</b>	<b>7/1/2029 4 years with a 4 year option</b> *catching NNN charges after year 4.
<b>Denville Automotive / Garage</b>	<b>\$ 2,653.00</b>	<b>Gross</b>		<b>2,500</b>	<b>\$ 30,000.00</b>	<b>M to M</b>
Children's Are Center	\$ 2,250.00	<b>Gross / Base Year</b>	21%	2,700 (increasing 4% per year	\$ 32,400.00	Nov-27 plus (2) 5 year options
				<b>13,400</b>	Total rent \$ 158,820.00	
					Reimbursement \$ 23,368.00	
					Total Income \$ 182,188.00	
INSURANCE	\$ 9,240.00			13,400		
SNOW PLOW	\$ 1,300.00					
NJ DESIGN LANDSCAPE	\$ 2,500.00					
TAXES	\$ 36,150.00					
WATER	\$ 870.00					
FIRST ENERGY	\$ 740.00					
	\$ 50,800.00					
					Less expenses \$ (50,800.00)	
					Net operating Income \$ 131,388.00	
Sale Price	\$ 1,900,000.00	.69 CAP				