

35 High Street, Poughkeepsie,						
25,031 sq. ft.						
INCOME and EXPENSE						
	Sq Ft	Actual Monthly	Actual Annual	Pro Forma Monthly	Pro Forma Annual	Terms
INCOME						
1A Office - Precision Contractor	850	\$ 1,100	\$ 13,200	\$ 1,200	\$ 14,400	Month-to-Month
1B Workshop - Endless Walls & Surfaces	1,000	\$ 218	\$ 2,616	\$ 500	\$ 6,000	3/1/22-2/28/27
1C Workshop - Endless Walls & Surfaces	3,450	\$ 1,962	\$ 23,544	\$ 2,400	\$ 28,800	3/1/22-2/28/27
1D Workshop - Keebomed	1,870	\$ 936	\$ 11,232	\$ 1,200	\$ 14,400	Month-to-Month
1E Workshop - Keebomed	4,216	\$ 2,250	\$ 27,000	\$ 3,000	\$ 36,000	8/1/21-7/31/26
2A Storage - Ron Arico	3,767	\$ 1,000	\$ 12,000	\$ 2,500	\$ 30,000	Month-to-Month
2B Office - Ron Arico	1,196	\$ 100	\$ 1,200	\$ 500	\$ 6,000	Month-to-Month
2C Storage - Ron Arico	604	\$ 500	\$ 6,000	\$ 750	\$ 9,000	Month-to-Month
3 - Jose Gonzalez	2,130	\$ 1,000	\$ 12,000	\$ 1,500	\$ 18,000	Month-to-Month
4 Storage - Precision Contractor	880	\$ 600	\$ 7,200	\$ 1,000	\$ 12,000	Month-to-Month
5 Storage - Precision Contractor	1,364	\$ 700	\$ 8,400	\$ 1,000	\$ 12,000	Month-to-Month
6 Storage - Jose Gonzalez	1,937	\$ 900	\$ 10,800	\$ 1,200	\$ 14,400	Month-to-Month
7 Storage - Juan Munoz	1,687	\$ 1,147	\$ 13,764	\$ 1,500	\$ 18,000	Month-to-Month
8 Storage - Precision Contractor	80	\$ -	\$ -			
ANNUAL GROSS INCOME		\$ 12,413	\$ 148,956	\$ 18,250	\$ 219,000	
<i>Less 5% Vacancy allowance</i>			\$ 7,448		\$ 10,950	
EFFECTIVE GROSS INCOME			\$ 141,508		\$ 208,050	
EXPENSES						
RE Taxes			\$ 19,382		\$ 19,382	
Insurance			\$ 11,724		\$ 11,724	
Repairs/Maintenance (5% EGI)			\$ 7,075		\$ 10,403	
Snow Removal / Cleaning			\$ 2,979		\$ 2,979	
Electric/Gas			\$ 1,422		\$ 1,422	
Water and Sewer			\$ 376		\$ 376	
Management Fee (5% EGI)			\$ 7,075		\$ 10,403	
TOTAL EXPENSES			\$ 50,034		\$ 56,688	
NET OPERATING INCOME			\$ 91,474		\$ 151,362	
CAP						
7.50%			\$1,219,658		\$ 2,018,160	
8.00%			\$1,143,430		\$ 1,892,025	
8.50%			\$1,076,169		\$ 1,780,729	
8.32%			\$1,100,000			
13.76%					\$ 1,100,000	