

736 Elmwood Ave, Buffalo NY 14222

RENT		ACTUALS		POTENTIAL		
Commercial		<u>Mo</u>	<u>Annual</u>	<u>Mo</u>	<u>Annual</u>	<u>Term Expiration</u>
	Little Salmon	\$ 2,400	28,800	\$ 3,500	42,000	8/31/2029
	Watsons Chocolates	\$ 1,575	18,900	\$ 2,000	24,000	6/30/2027
Residential						
	Apt A	\$ 1,100	13,200	\$ 1,300	15,600	M2M
	Apt B	\$ 950	11,400	\$ 1,150	13,800	6/30/2026
	Apt C	\$ 950	11,400	\$ 1,150	13,800	M2M
	Apt D	\$ 1,200	14,400	\$ 1,300	15,600	8/31/2026
	Gross Rev	8175	98,100		124,800	
	Vacancy		<u>4,905</u>		<u>6,240</u>	
	Eff Gross		93,195		118,560	
Expenses						
	Tax		11,875		11,875	
	Insurance		3,010		3,010	
	Maintenance		6,930		6,930	
	Utilities		2,923		2,923	
	Reserves		4,905		6,240	
	<u>Management</u>		<u>4,905</u>		<u>6,240</u>	
	Total OPEX		34,548	35%	37,218	30%
		\$	58,647		\$	81,342
		5.33%	\$ 1,100,000		7.39%	\$ 1,100,000
		5.59%	\$ 1,050,000		7.75%	\$ 1,050,000
		5.86%	\$ 1,000,000		8.13%	\$ 1,000,000