		INCOME AND EXPENS							
		Purchase price	\$1,599,000.00	CAP RATE	8.49%				
		Net operating income	\$135,777.26	L	0.4370				
			Ţ.00,FFF120						
	Owner:	NNMT LLC		Block:	263				
	Zoning:	NC-2		Lot:	14 and 15				
	g-			Lot size:	42X113				
	Tax billing address	2329 Highway 34 STE 2	05 Manasquan NJ 0	8736-1442					
		LOT 15- 3201 ATLANTIC AVE		Assessed value	\$480,800.00	Land value	\$118,700.00		
		LOT 14- 2 N MONTPELI		Assessed value	\$83,500.00	Land value	\$76,700.00		
		Building sqft	9617						
	INCOME	3.4.							
_				B. B 41-11-1					
-	RESIDENTIAL	Bedroom	Bath	Monthly income	Sec dep	Remarks			
-	UNIT 21	2	1	\$1,543.00	\$1,650.00	RENOVATED			
-	UNIT 22	1	1	\$1,400.00		just rented - new tenant			
-	UNIT 23	1	1	\$1,150.00	\$1,275.00				
-	UNIT 24	1	1	\$1,081.00	\$1,275.00				
-	UNIT 25	0		\$1,000.00	\$1,200.00				
-	UNIT 31	2		\$1,346.00	\$1,650.00				
-	UNIT 32	1	1	\$1,312.00		RENOVATED			
-	UNIT 33	1	1	\$1,470.00		RENOVATED			
-	UNIT 34	1	1	\$1,450.00	\$1,350.00	vacant - being marketed			
ונ	UNIT 35	0		\$938.00	\$1,125.00				
			10	\$12,690.00	\$14,025.00				
1				\$152,280.00					
	COMMERCIAL			Monthly income	Sec dep	Lease exp			
+	Acenda		CAM Rent \$50/Mo	\$2,866.50	\$2,300.00				
-	DOCTOR'S OFFICE		Partial Lease	\$800.00	\$0.00	December 31, 2025			
1			12	\$3,666.50	\$2,250.00	·			
İ				\$43,998.00					
Ī			INCOME	\$196,278.00					
	_								
	Expenses	\$60,500.74							
	Expenses Taxes	\$60,500.74 \$19,848.00							
		-		Tenant pays	ELECTRIC				
	Taxes	\$19,848.00		Tenant pays Landlord pay		R, AND GAS FOR COMMON A	REAS		
	Taxes Flood insurance	\$19,848.00 N/A				R, AND GAS FOR COMMON A	REAS		
	Taxes Flood insurance Property / Liability Insu	\$19,848.00 N/A \$15,172.00		Landlord pay	WATER, SEWER	R, AND GAS FOR COMMON A	REAS		
	Taxes Flood insurance Property / Liability Insu Utilities	\$19,848.00 N/A \$15,172.00 \$11,729.56		Landlord pay Parking spot	WATER, SEWEF	R, AND GAS FOR COMMON A			
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43		Landlord pay Parking spot Best Eastern Ext	WATER, SEWER		month	on the property	
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35		Landlord pay Parking spot Best Eastern Ext Climate controll	WATER, SEWER 4 terminating exterminating ext	ninates the enitre building each	month	on the property	
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was ins	WATER, SEWER 4 derminating extern maintenance is propected recently	ninates the enitre building each	month for all HVAC units		cently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was ins	WATER, SEWER 4 derminating extern maintenance is propected recently	ninates the enitre building each eformed twice a year seaonally	month for all HVAC units		cently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was ins	WATER, SEWER 4 derminating extern maintenance is propected recently	ninates the enitre building each eformed twice a year seaonally	month for all HVAC units		cently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was ins	WATER, SEWER 4 derminating extern maintenance is propected recently	ninates the enitre building each eformed twice a year seaonally	month for all HVAC units		cently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was ins	WATER, SEWEF 4 terminating extern maintenance is pr pected recently s, fire extinguishe	ninates the enitre building each eformed twice a year seaonally	month for all HVAC units		cently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was ins All alarm system CAPITAL IMPRO	WATER, SEWEF 4 terminating extern maintenance is pr pected recently s, fire extinguishe	ninates the enitre building each eformed twice a year seaonally rs, and all fire surpession syste	month for all HVAC units		cently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was ins All alarm system CAPITAL IMPRO	water, sewer derminating extern maintenance is pr pected recently s, fire extinguishe DVEMENTS worth \$50k (excep	ninates the enitre building each eformed twice a year seaonally rs, and all fire surpession syste	month for all HVAC units		cently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll i Elevator was insi All alarm system CAPITAL IMPRO Brand New roof v Refinished interic Installed security	terminating exterm maintenance is propected recently s, fire extinguishe covernment of the state	ninates the enitre building each eformed twice a year seaonally rs, and all fire surpession syste ot elevator roof)	month for all HVAC units		cently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was ins All alarm system CAPITAL IMPRO Brand New roof v Refinished interic Installed security Updated hallway	water, sewer 4 derminating exterm maintenance is pripected recently s, fire extinguishe DVEMENTS worth \$50k (exceptor steps reameras interior is- fire exit signs a	ninates the enitre building each eformed twice a year seaonally rs, and all fire surpession syste of televator roof) and exterior nd stainless steel corners	month for all HVAC units		cently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was ins All alarm system CAPITAL IMPRO Brand New roof v Refinished interic Installed security Updated hallway	terminating exterm maintenance is propected recently s, fire extinguishe covernment of the state	ninates the enitre building each eformed twice a year seaonally rs, and all fire surpession syste of televator roof) and exterior nd stainless steel corners	month for all HVAC units		ently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was ins All alarm system CAPITAL IMPRO Brand New roof r Refinished interic Installed security Updated hallway Renovated Apts	water, sewer 4 derminating extern maintenance is pr pected recently s, fire extinguishe DVEMENTS worth \$50k (excep or steps cameras interior rs- fire exit signs a 21, 32, 33 and 34	ninates the enitre building each eformed twice a year seaonally rs, and all fire surpession syste of televator roof) and exterior nd stainless steel corners	month for all HVAC units		pently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was insi All alarm system CAPITAL IMPRO Refinished interior Installed security Updated hallway Renovated Apts Unit 21	water, sewer derminating extern maintenance is pr pected recently s, fire extinguishe DVEMENTS worth \$50k (exceptor steps or cameras interior s- fire exit signs a 21, 32, 33 and 34 New floors	ninates the enitre building each eformed twice a year seaonally rs, and all fire surpession syste televator roof) and exterior nd stainless steel corners	month for all HVAC units		pently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll i Elevator was insi All alarm system CAPITAL IMPRO Refinished interio Installed security Updated hallway Renovated Apts Unit 21 Unit 23	water, sewer derminating extern maintenance is pr pected recently s, fire extinguishe DVEMENTS worth \$50k (exceptor steps or cameras interior s- fire exit signs a 21, 32, 33 and 34 New floors New floors & stor	ninates the enitre building each eformed twice a year seaonally rs, and all fire surpession syste of the elevator roof) and exterior and stainless steel corners	month for all HVAC units		eently
	Taxes Flood insurance Property / Liability Insu Utilities Elevator Maintenance Cleaning & Maintence Repairs Permit &fees Fire prevention Other expense	\$19,848.00 N/A \$15,172.00 \$11,729.56 \$1,978.43 \$4,186.35 \$5,003.79 \$678.96 \$75.00 \$1,738.92		Landlord pay Parking spot Best Eastern Ext Climate controll r Elevator was insi All alarm system CAPITAL IMPRO Refinished interior Installed security Updated hallway Renovated Apts Unit 21	water, sewer derminating extern maintenance is pr pected recently s, fire extinguishe DVEMENTS worth \$50k (exceptor steps or cameras interior s- fire exit signs a 21, 32, 33 and 34 New floors	ninates the enitre building each eformed twice a year seaonally rs, and all fire surpession syste of the elevator roof) and exterior and stainless steel corners	month for all HVAC units		cently