

|                       |         |           |                                                   |
|-----------------------|---------|-----------|---------------------------------------------------|
|                       |         |           | <b>548 Jersey Avenue - Jersey City, NJ 07302</b>  |
|                       |         |           |                                                   |
|                       |         |           |                                                   |
|                       |         |           | Mix used building - corner brick - prime location |
|                       |         |           | Year built 1878                                   |
|                       |         |           | Lot size 16.67 X 66 - 1,100.22 sqft               |
|                       |         |           | 2 residential + 1 commercial                      |
|                       |         |           |                                                   |
|                       |         |           |                                                   |
|                       | Actual  | Projected |                                                   |
| 1,100 sqft + basement | 4,550   | 5,500     | Florist 'bouquet basket" in place for 35 years    |
| 1,100 sqft            | 3,750   | 4,100     | 1 year lease up 9/30/25                           |
| 1,100 sqft            | 3,850   | 4,200     | 1 year lease up 10/31/25                          |
|                       |         |           |                                                   |
|                       |         |           |                                                   |
|                       | 12,150  | 13,800    |                                                   |
|                       |         |           |                                                   |
|                       | 145,800 | 165,600   |                                                   |
|                       |         |           |                                                   |
| water                 | 1,900   | 1,900     |                                                   |
| sprinkler             | 2,200   | 2,200     |                                                   |
| insurance             | 2,500   | 2,500     |                                                   |
| maintenance           | 5000    | 5000      |                                                   |
| property taxes        | 22,328  | 22,328    |                                                   |
|                       |         |           |                                                   |
|                       |         |           |                                                   |
|                       | 111,872 | 131,672   |                                                   |
|                       |         |           |                                                   |