

PROFORMA

137 MONTAUK HIGHWAY • WESTHAMPTON, NY 11977

<u>FRONT</u>	<u>TENANT</u>	<u>MONTHLY</u>	<u>Potential</u>	<u>Sq. Ft</u>	<u>\$/SqFt</u>	<u>Potent \$/Sqft</u>	<u>START</u>	<u>LEASE END</u>	<u>Esc%</u>	<u>Lease incr</u>
Unit 1	Remodel	\$5,800.00	\$12,000.00	3100	\$22.45	\$46.45	1/1/2022	12/31/2031	5%	\$6,090.00
Unit 2	Remodel	\$3,525.00	\$4,200.00	1875	\$22.56	\$26.88	1/20/2020	1/31/2031	5%	\$3,701.25
REAR										
Unit 3	Remodel	\$3,300.00	\$3,800.00	1470	\$26.94	\$31.02	6/1/2023	9/30/2031	7%	\$3,531.00
Unit 4	next level	\$3,000.00	\$3,800.00	1430	\$25.17	\$31.89	6/1/2023	2/22/2026!	7%	\$3,210.00
Unit 5	William Dagata	\$3,150.00	\$3,800.00	1430	\$26.43	\$31.89	9/30/2024	2/28/2026**		\$3,370.50
Unit 6	East End Carpet	\$3,000.00	\$3,800.00	1430	\$25.17	\$31.89	5/2/2016	4/30/2026**	7%	\$3,210.00
Unit 7	East End Carpet	\$3,600.00	\$4,200.00	1890	\$22.86	\$26.67	5/1/2018	4/30/2026**	7%	\$3,852.00
	Gross Income	\$25,375.00								
	Gross Annual	\$304,500.00								

! = Will be available

**=New lease being drafted wants to stay

Potential Gross/Month		\$15,600.00
Potential Gross Inc/Year		\$427,200.00

EXPENSES

<u>Tenants pay partial utilities</u>		
Maint/snow	\$	4,400.00
Insurance	\$	7,040.00
Alarm/Sec		tenant
Taxes	\$	15,872.42
Gas	\$	-
Water	\$	-
Elect	\$	9,000.00
	\$	36,312.42
NOI before depreciation		\$268,187.58

	CAP	Current	Potential Value
NOI's		\$268,187.58	\$390,887.58
List price	5.08%	\$ 5,275,000.00	
	6.00%		\$6,514,793.00
	5.50%		\$7,107,046.91
	5.00%		\$7,817,751.80