

# COMMERCIAL RENT ROLL

Tenant	Unit	Sq. Ft.	Pro Rata Share	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges	Annual Rent Sq. Ft.	Total Charges	Annual Charges Sq. Ft.
Ann's Party Rental	1	5,250	13.96	09/16/19	07/31/26	\$0.00	04/01/26	\$5,309.16	12.14	\$5,309.16	12.14
Naturz Natural	3	2,925	7.78	09/01/21	07/31/26	\$0.00	08/01/25	\$3,162.00	12.97	\$3,162.00	12.97
Naturz Natural	4	2,875	7.64	10/01/23	09/26/31	\$0.00	08/01/25	\$2,856.00	11.92	\$2,856.00	11.92
Ann's Party Rental	10	325	0.86	04/01/24	07/31/26	\$0.00	04/01/26	\$594.10	21.94	\$594.10	21.94
CWI Technology Group	11A	2,950	7.84	05/01/23	05/31/28	\$0.00	02/01/26	\$6,591.04	26.81	\$6,591.04	26.81
Unique Triangle Apparel LLC	11B	1,500	3.99	04/01/26	03/31/28	\$4,500.00	-	\$2,250.00	18	\$2,250.00	18
Help Starts From Within	11C	204	0.54	02/01/26	01/31/29	\$0.00	02/01/26	\$425.00	25	\$425.00	25
CWI Technology Group	11D	458	1.22	02/01/26	05/31/28	\$0.00	02/01/26	\$0.00	0	\$0.00	0
CWI Technology Group	11E	500	1.33	-	02/01/26	\$0.00	-	\$0.00	0	\$0.00	0
LNE Electrical Corp	11F	300	0.8	06/01/23	05/31/26	\$500.00	06/01/25	\$525.31	21.01	\$525.31	21.01
Kollet International	14	2,300	6.12	-	-	\$0.00	-	\$2,700.00	14.09	\$2,700.00	14.09
Focused Coaching	16-18	2,900	7.71	02/01/21	01/31/27	\$0.00	02/01/25	\$5,447.75	22.54	\$5,447.75	22.54
<VACANT>	21	1,600	4.25	-	-	\$0.00	-	\$0.00	0	\$0.00	0
Alpha Engineering	22	300	0.8	04/01/26	03/31/29	\$0.00	-	\$500.00	20	\$500.00	20
Kenneth Aron, Esq.	23	700	1.86	01/01/26	12/31/26	\$0.00	01/01/26	\$1,370.00	23.49	\$1,370.00	23.49
High Line Engineering PC	24	300	0.8	01/01/26	12/31/26	\$937.50	01/01/26	\$675.00	27	\$675.00	27
<VACANT>	25	2,070	5.5	-	-	\$0.00	-	\$0.00	0	\$0.00	0
DAMA CONSTRUCTION LLC	25B	400	1.06	06/01/24	05/31/28	\$1,333.32	06/01/25	\$686.66	20.6	\$686.66	20.6
<VACANT>	26	400	1.06	-	-	\$0.00	-	\$0.00	0	\$0.00	0
Shakhnevich Law Group P.C.	26A	225	0.6	12/01/25	11/30/26	\$875.00	-	\$437.50	23.33	\$437.50	23.33
CLZ Lawyer Marketing LLC	27	925	2.46	04/01/26	03/31/29	\$3,000.00	-	\$1,500.00	19.46	\$1,500.00	19.46
Psells LLC	28	450	1.2	06/01/24	05/31/26	\$1,040.00	-	\$540.00	14.4	\$540.00	14.4
A. Elkady, CPA, P.C.	28A	1,100	2.92	06/01/25	05/31/30	\$0.00	06/01/25	\$1,875.00	20.45	\$1,875.00	20.45
Globe2Tech	29	1,400	3.72	03/01/24	-	\$0.00	03/01/23	\$2,249.72	19.28	\$2,249.72	19.28
NY SMSA LP DBA Verizon Roof	-	5,250	13.96	-	11/30/40	\$0.00	02/01/25	\$0.00	0	\$0.00	0
<b>Totals:</b>		<b>37,607</b>				<b>\$12,185.82</b>		<b>\$39,694.24</b>	<b>12.67</b>	<b>\$39,694.24</b>	<b>12.67</b>

# EXPENSES

Expense	Amount
Real Estate Taxes	\$52,480.00
Water & Sewer	\$7,106.37
Gas	\$16,131.16
Electric	\$10,981.63
Garbage and Recycling	\$5,700.00
Building Maintenance	\$8,072.86
Building Supplies	\$1,406.64
Building Cleaning	\$6,840.00
HVAC Maintenance	\$5,570.81
Landscaping & Snow Removal	\$16,308.36
Internet/Cameras	\$1,751.88
Property Management	
Property Insurance	\$22,234.00
Fire Alarm	\$911.64
<b>Total</b>	<b>\$155,495.35</b>
<b>2026 Income</b>	<b>\$491,708.88</b>
<b>Net</b>	<b>\$336,213.53</b>

Report Totals	
Total Possible Monthly Gross Rent	\$45,694.24
Total Occupied Monthly Gross Rent	\$39,694.24
Number of Units	25
Vacant Units	3
Vacant Rent	+/- \$6,000.00 per month
Occupancy %	89.18%



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