

(315) 572-3823

| TRENCA & CO REALTY



Available for SALE



1922 US-11, Tully, New York 13159

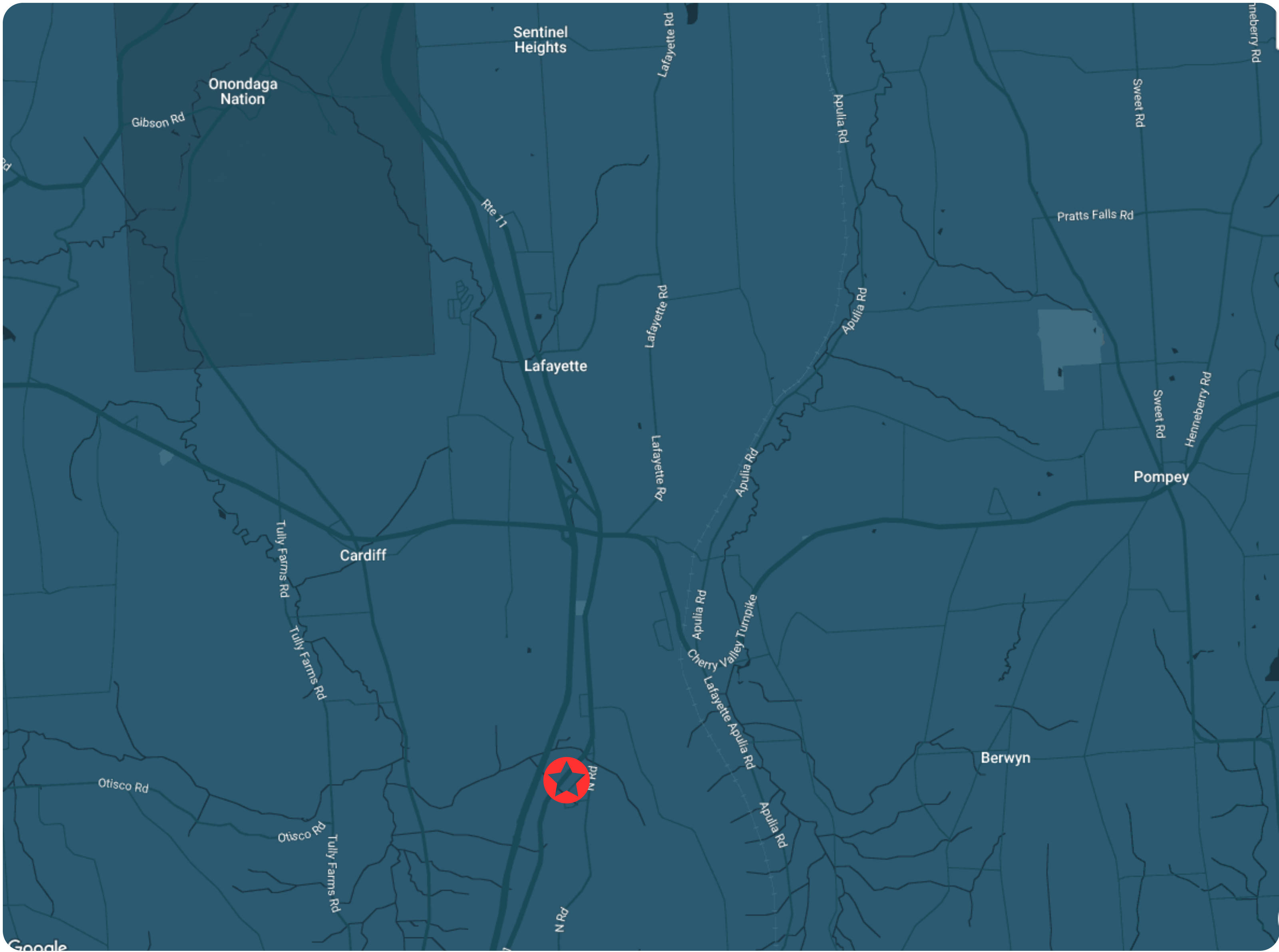
1922 US-11

OFFERING INFO

Asking Price:	\$350,00.00
Square Footage:	4,089
Acreage:	1.89
Clear Height:	13.5'
OH Doors:	2 - (10'x12')
Taxes:	\$3,823.14

DEMOGRAPHICS

Population	39.7k
HH Income	\$101.3k
Business Establishments	213
# of Employees	32.6k



Area Retailers:



John A. Trenca — (315) 572-3823 — john@trenccarealty.co



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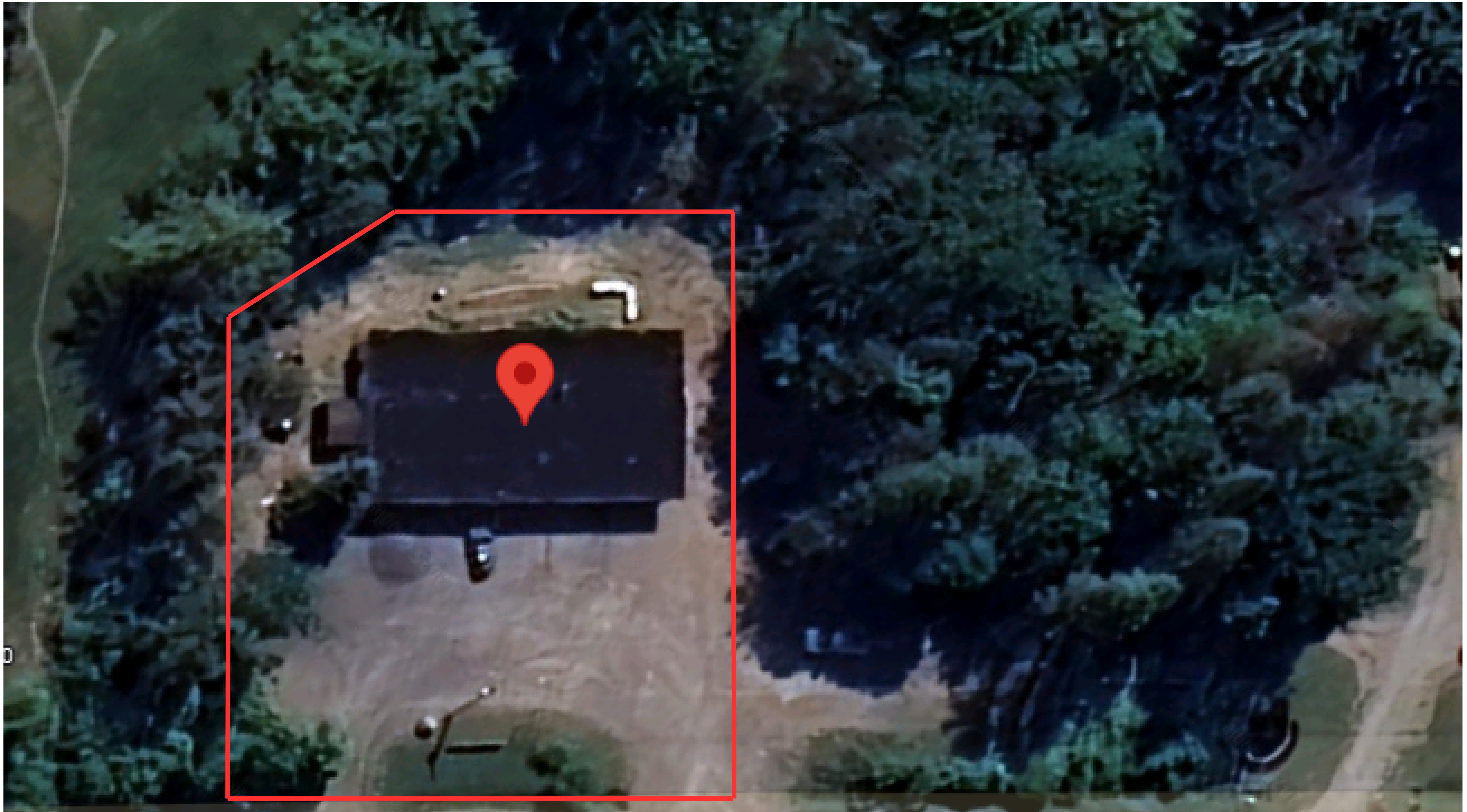
Financials

1922 US-11, Tully, NY 13159									First Year Operating Statement			Financing Data	
Building Data			Investment Data						Potential Rental Income	\$42,000.00		Loan Interest Rate	7.50%
Square Feet	4,089		Purchase Price		\$350,000.00				Other Income	\$0.00	Tenant Credits	Loan Amortization (years)	25
Rent Per Square Foot	\$10.27	Expectations	Stabilized Cap Rate		10.70%				Potential Gross Income	\$42,000.00		LTV	80%
Other Income	\$0.00	Tenant Credits	Property Market Value Stabilized		\$374,430.00		Sale Price at 10% Cap		Vacancy & Credit Loss	5%		DSCR	1.25
Vacancy Year 1	5%								Effective Gross Income	\$39,900.00		Loan Amount (LTC)	\$280,000.00
									Property Taxes	\$0.00	Tenant Paid	Loan Amount (DSCR)	\$337,784.82
									Insurance	\$0.00	Tenant Paid	Minimum Loan Amount	\$280,000.00
Projections									Maintenance/Utilities	\$0.00	Tenant Paid	Initial Equity	\$70,000.00
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6			Management Fee	\$1,197.00	3%	Monthly Debt Service	\$2,069.18
Rental Income	\$42,000.00	\$43,260.00	\$44,557.80	\$45,894.53	\$47,271.37	\$48,689.51	3% Annual Escalations		Reserves for Replacement	\$840.00	2%	Annual Debt Service	\$24,830.10
Other Income		\$0.00							Other Expenses	\$420.00	1%		
Vacancy	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			Total Expenses	\$2,457.00			
Operating Expense	\$2,457.00	\$2,457.00	\$2,457.00	\$2,457.00	\$2,457.00	\$2,457.00			Net Operating Income	\$37,443.00			
Debt Service	\$24,830.10	\$24,830.10	\$24,830.10	\$24,830.10	\$24,830.10	\$24,830.10			Debt Service	\$24,830.10			
Net Operating	\$14,712.90	\$15,972.90	\$17,270.70	\$18,607.43	\$19,984.27	\$21,402.41			Cash Flow Before Tax	\$12,612.90			



1922 US-11

Aerial



John A. Trenca — (315) 572-3823 — john@trencrealty.co



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Exclusive Broker



John A. Trenca

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