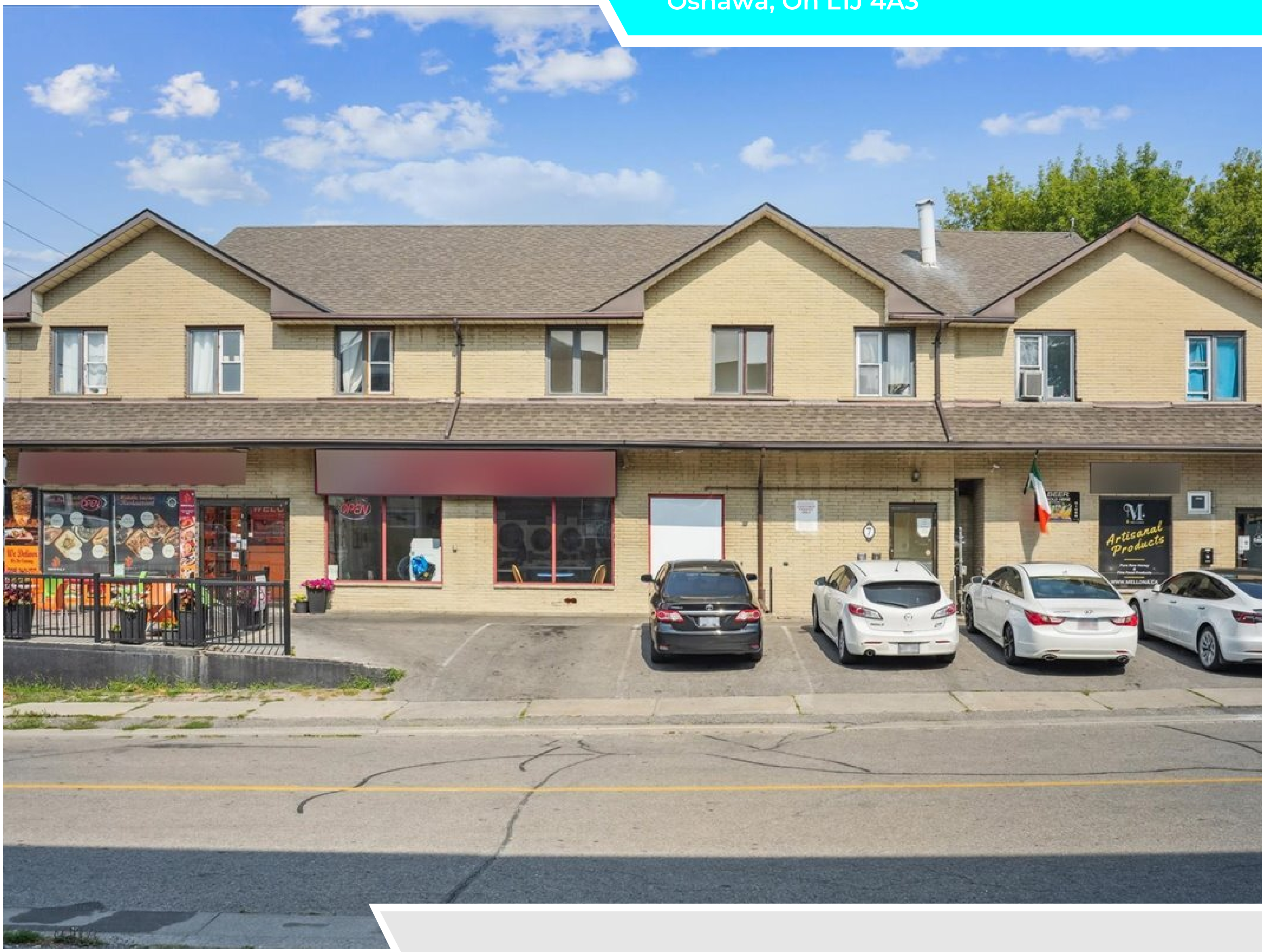
7
NASSAU

7 Nassau Street
Oshawa, On L1J 4A3



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Consumers Choice Award Commercial Realtor Durham Region -2023- Top 100 Agents RE/MAX Canada Commercial & RE/MAX Commercial World Wide..

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Nassau

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Oshawa, On L1J 4A3

Consumers Choice Award Commercial Realtor Durham Region -2023- Top 100 Agents RE/MAX Canada Commercial & RE/MAX Commercial World Wide..

PROPERTY INFORMATION

Purchase Price
$1,800,000.00

Property Address
7 Nassau Street
Oshawa, On L1J 4A3

Property Size
8,071 Sq. Ft.

Land Size
8,071.00 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Consumers Choice Award Commercial Realtor Durham Region -2023- Top 100 Agents RE/MAX Canada Commercial & RE/MAX Commercial World Wide..

PROPERTY OVERVIEW

Discover a premier investment opportunity at 7 Nassau, a versatile 8,071 SF mixed-use property located in the burgeoning city of Oshawa, ON. Strategically positioned in a high-demand area, this property offers a unique blend of commercial and residential spaces, ensuring diverse income streams. Its prime location provides excellent access to major transportation routes and vibrant local amenities, making it highly attractive to both tenants and customers. With Oshawa's continuous growth and development, 7 Nassau stands as a solid investment with significant upside potential. Seize this chance to own a valuable asset in a thriving market, ideal for investors seeking both stability and growth.

7

NASSAU

7 Nassau Street
Oshawa, On L1J 4A3

PROPERTY PHOTOS

PROPERTY PHOTOS

RE/MAX COMMERCIAL

PROPERTY PHOTOS

PROPERTY PHOTOS

7 NASSAU

7 NASSAU ST
OSHAWA

PIN 163530116

Report title

This report was prepared by:
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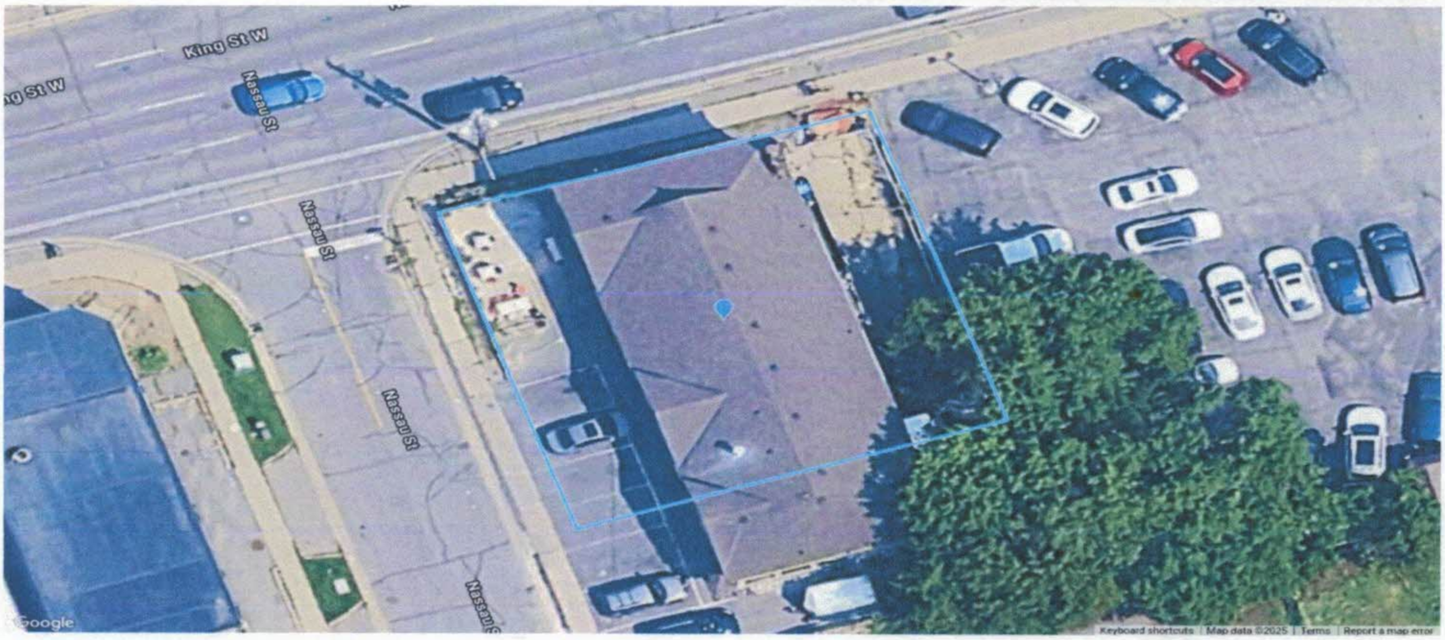
GeoWarehouse Property Report

Property Details

GeoWarehouse Address:
7 NASSAU ST
OSHAWA
L1J4A3

PIN:	163530116
Land Registry Office:	DURHAM (40)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Legal Description

PT LT 3 PL 40 OSHAWA; PT LT 4 PL 40 OSHAWA AS IN D232922; S/T D257178 CITY OF OSHAWA

Property Details

GeoWarehouse Address:
7 NASSAU ST
OSHAWA
L1J4A3

PIN:	163530117
Land Registry Office:	DURHAM (40)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold

Ownership

Owner Name:
LEI, YONG;ZHONG, MING

Legal Description

PT LT 3 PL 40 OSHAWA; PT LT 4 PL 40 OSHAWA AS IN D244820 CITY OF OSHAWA

Zoning:	R2,PSC-A
Property Type:	COMMERCIAL
Site Area:	0.18A
Site Variance:	Regular
Driveway Type:	Separate or Private Driveway
Garage Type:	N/A
Garage Spaces:	N/A
Water Service Type:	N/A
Sanitation Type:	N/A
Pool:	Indoor : N/A, Outdoor : N/A
RRF ApealDate:	2019-04-01
About Details:	TRAFFIC PATTERN - MEDIUM,ABUTS COMMERCIAL
Onsite Details:	OFFICIAL PLAN DESIGNATED - COMMERCIAL,FREE ON SITE,ZONED FOR MULTIPLE USE,PREDOMINANT EXPOSURE - WEST,CORNER LOT
Proximity Details:	MAJOR HIGHWAY DISTANCE >1<5KM,REGIONAL CENTRE DISTANCE <10KM,PREDOMINANT MARKET DISTANCE <5KM
Waterfront Details:	N/A
Last Property Assessment	2018-10-31
Property Owner Name:	
Property Owner Mail:	

Demographics

Population

Total Population			
	513 Neighbourhood (NBH)	47,251 Community (COM)	197,040 City (CITY)

Gender

	Female		Male
NBH	50%		50%
COM	50%		50%
CITY	50%		50%

Family Status

	>15 Married with Children	>15 Single with Children
NBH	7%	7%
COM	10%	10%
CITY	12%	8%

Marital Status

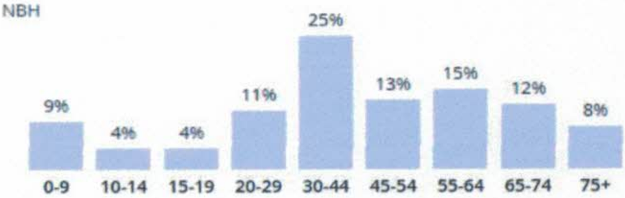
Single	31%
Married	47%
Separated / Divorced	16%
Other	6%

Single	32%
Married	50%
Separated / Divorced	13%
Other	5%

Single	31%
Married	52%
Separated / Divorced	11%
Other	6%

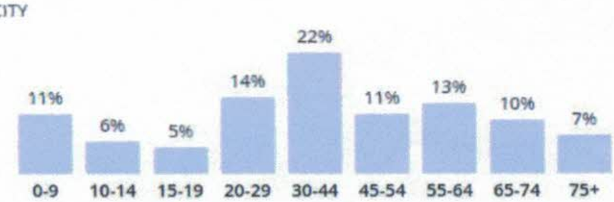
Age Distribution

NBH



COM

CITY



Households

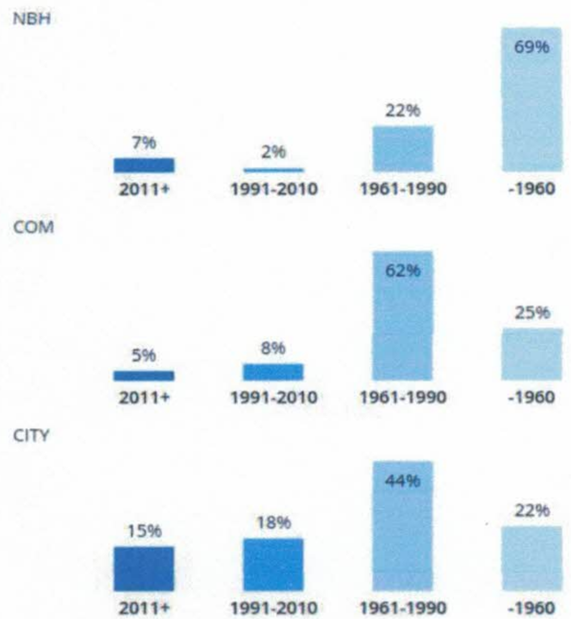
Structure Details

	Total # of Occupied Private Dwellings	Dominant Year Built
NBH	244	Before 1960
COM	18,208	1961-1980
CITY	72,254	1961-1980

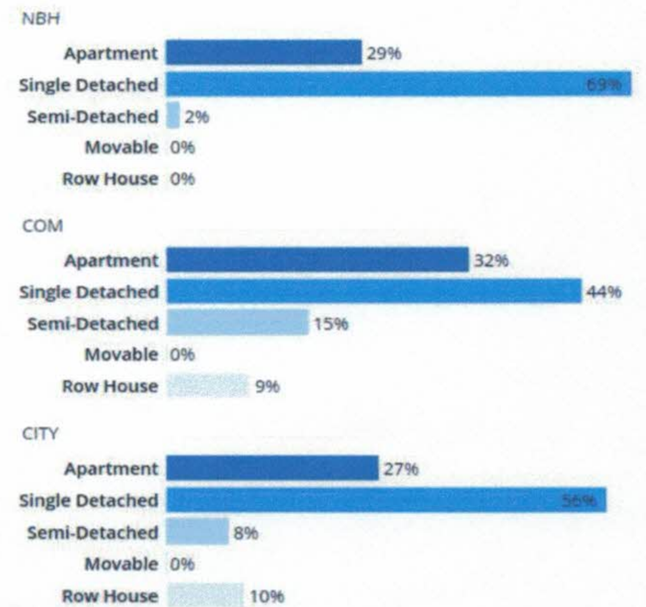
Ownership

	Owned	Rented
NBH	66%	34%
COM	59%	41%
CITY	62%	38%

Age of Home (Years)



Structural Type



Socio-Economic

Avg. Household Income	$74,514 Neighbourhood (NBH)	$101,790 Community (COM)	$112,870 City (CITY)

Employment

56% Employed

Dominant Profession #1
Occupations In Sales And Service

Dominant Profession #2
Occupations In Trades, Transport, Operators

44% Unemployed

58% Employed

Dominant Profession #1
Occupations In Sales And Service

Dominant Profession #2
Occupations In Trades, Transport, Operators

42% Unemployed

60% Employed

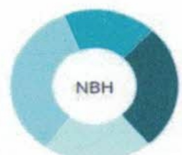
Dominant Profession #1
Occupations In Sales And Service

Dominant Profession #2
Occupations In Trades, Transport, Operators

40% Unemployed

Highest Level of Education

University	27%
College	18%
High School	34%
Other	21%



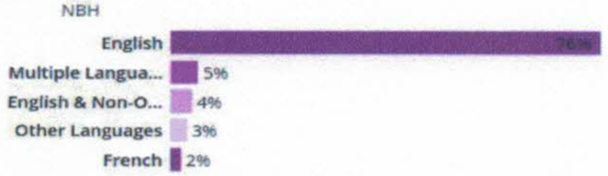
University	18%
College	25%
High School	34%
Other	23%

University	23%
College	24%
High School	32%
Other	21%

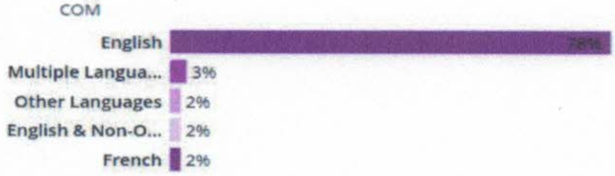
Cultural

Dominant Language

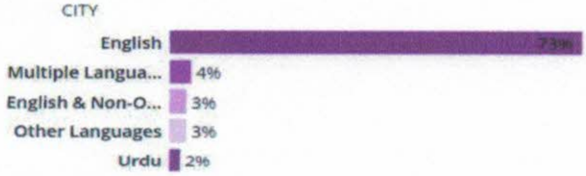
NBH



COM

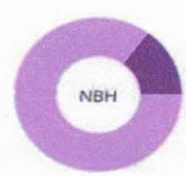


CITY



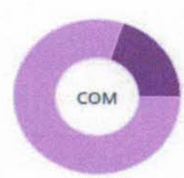
Immigration Status

15% Immigrant



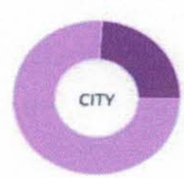
85% Non-Immigrant

20% Immigrant

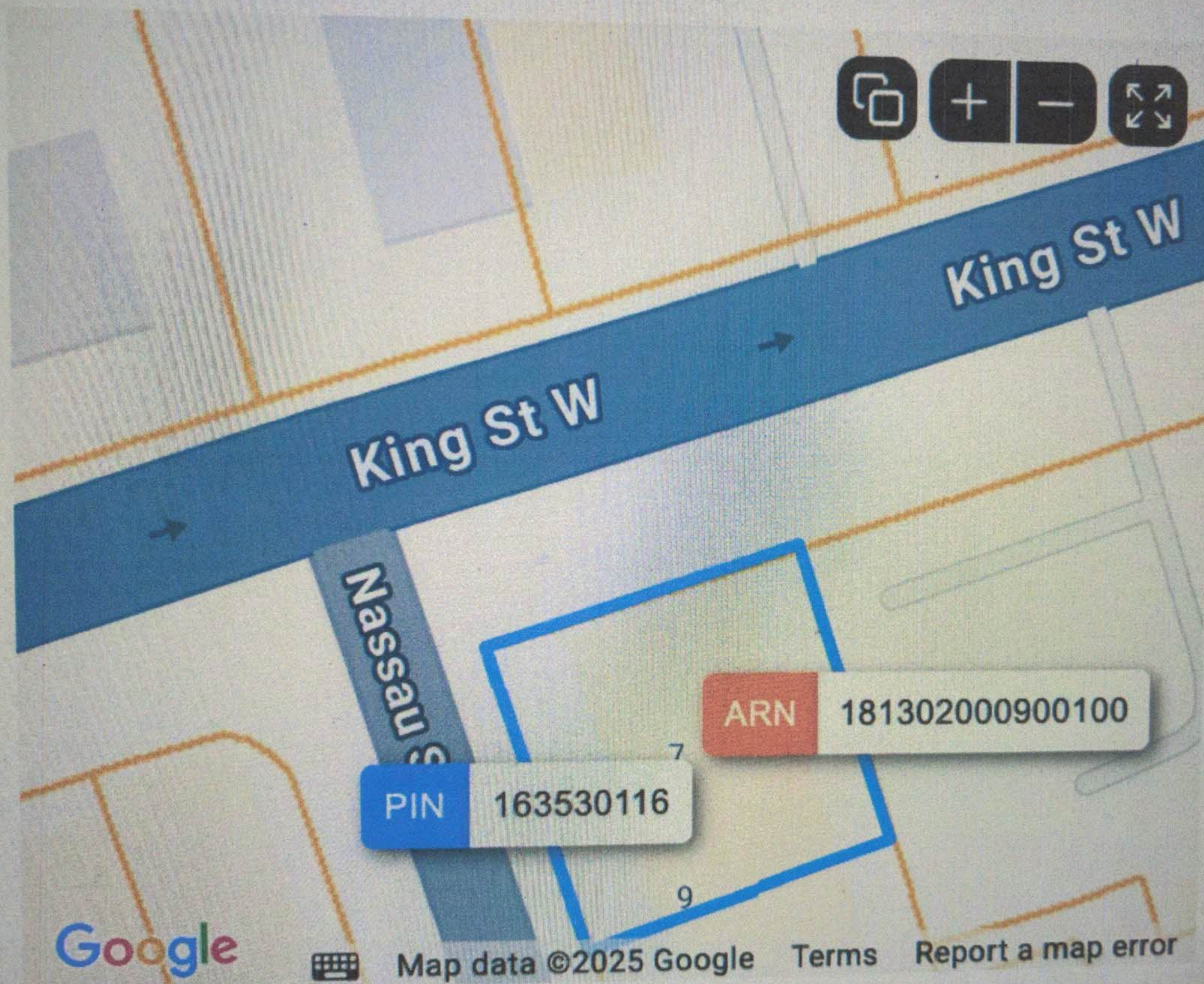


80% Non-Immigrant

24% Immigrant



76% Non-Immigrant



Perimeter: 288.71 ft

7&9 Nassau Street Oshawa

Unit	Size	Tenant	Rent	include/exclude	Renewal date
Apt.1	2 Br.	Res.	2000	Tenant pays hydro	July1
Apt.2	2 Br.	Res.	1700	Tenant pays hydro Hydro is in the owner's name- billed back to Tenant	Oct.1
Apt.3	2Br.	Res	1500	Tenant pays hydro	May1

Commercial Tenants

Restaurant	2500	Tenant pays hydro and separate gas metre	Sept.1 2030
Laundromat	1800	Tenant pays hydro And 50 % of total building gas.	May 1 2028
Specialty foods	1200	Tenant pays hydro	April 2027

What is a CCIM?

A Certified Commercial Investment Member (CCIM) is a recognized expert in the commercial and investment real estate industry. Of the more than 150,000 commercial real estate professionals in the United States, only an estimated 6 percent hold the CCIM designation.

The designation is awarded by the CCIM Institute to professionals who complete over 160 hours of graduate level courses and who pass a comprehensive exam covering financial analysis, market analysis, user decision analysis and investment analysis. In addition to completing coursework and passing exams, a CCIM must prepare a portfolio demonstrating practical real world experience.

Membership in CCIM allows a broker to compete with the big six global brokerages by providing independent brokers with access to a professional network of over 13,000 CCIM's in 1,000 markets throughout the US and in 30 countries. Membership in CCIM also provides member brokers with access to a suite of online technology tools provided through the CCIM website.

CCIM's are an incredible resource to commercial real estate owners, investors and advisors and by hiring a broker with the designation, clients can rest assured that they are hiring a professional with a core level of commercial real estate competency and experience.

10-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	$1,800,000
+ Acquisition Costs	$36,000
- Mortgage(s)	$0
+ Loan Fees Points	$0
Initial Investment	$1,836,000

MORTGAGE DATA	1ST LIEN
Loan Amount	$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	0.00%
Periodic Payment	$0.00
Annual Debt Service	$0

CASH FLOW

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030	Year 6 Nov-2031	Year 7 Nov-2032	Year 8 Nov-2033	Year 9 Nov-2034	Year 10 Nov-2035
POTENTIAL RENTAL INCOME (PRI)	$130,000	$132,730	$135,517	$138,363	$141,269	$144,235	$147,264	$150,357	$153,514	$156,738
- Vacancy / Credit Loss	$1,950	$1,991	$2,033	$2,075	$2,119	$2,164	$2,209	$2,255	$2,303	$2,351
EFFECTIVE RENTAL INCOME	$128,050	$130,739	$133,484	$136,288	$139,150	$142,071	$145,055	$148,102	$151,211	$154,387
+ Other Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
GROSS OPERATING INCOME (GOI)	$128,050	$130,739	$133,484	$136,288	$139,150	$142,071	$145,055	$148,102	$151,211	$154,387
- Operating Expenses	$41,157	$27,757	$27,757	$27,757	$27,757	$27,757	$27,757	$27,757	$27,757	$27,757
NET OPERATING INCOME (NOI)	$86,893	$102,982	$105,727	$108,531	$111,393	$114,314	$117,298	$120,345	$123,454	$126,630
Net Operating Income (NOI)	$86,893	$102,982	$105,727	$108,531	$111,393	$114,314	$117,298	$120,345	$123,454	$126,630
- Capital Expenses / Replacement Reserves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
- Annual Debt Service 1st Lien	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CASH FLOW BEFORE TAXES	$86,893	$102,982	$105,727	$108,531	$111,393	$114,314	$117,298	$120,345	$123,454	$126,630
Sales Proceeds	1	2	3	4	5	6	7	8	9	10
Sale Price Per Square Foot	$255.23	$262.05	$268.99	$276.05	$283.24	$290.67	$298.23	$305.91	$313.84	$321.77
Sales Price	$2,060,000	$2,115,000	$2,171,000	$2,228,000	$2,286,000	$2,346,000	$2,407,000	$2,469,000	$2,533,000	$2,597,000
- Sales Expenses	$103,000	$105,750	$108,550	$111,400	$114,300	$117,300	$120,350	$123,450	$126,650	$129,850
- Mortgage Balance 1st Lien	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales Proceeds Before Tax	$1,957,000	$2,009,250	$2,062,450	$2,116,600	$2,171,700	$2,228,700	$2,286,650	$2,345,550	$2,406,350	$2,467,150

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MEASURES OF INVESTMENT PERFORMANCE ANALYSIS

Acquisition CAP Rate	4.83%
Cost of Sale upon Disposition	5.00%
Purchase Price per Square Foot	$223.02

Combined LTV at Acquisition	0.00%
Combined DSCR at Acquisition	0.00

Summary of Investment Measures

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030	Year 6 Nov-2031	Year 7 Nov-2032	Year 8 Nov-2033	Year 9 Nov-2034	Year 10 Nov-2035
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Combined Lien Loan-to-Value (LTV)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
DSCR - 1st Lien	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Combined DSCR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Return on Equity	4.44%	5.13%	5.13%	5.13%	5.13%	5.13%	5.13%	5.13%	5.13%	5.13%
Before Tax Cash on Cash	**4.73%**	**5.61%**	**5.76%**	**5.91%**	**6.07%**	**6.23%**	**6.39%**	**6.55%**	**6.72%**	**6.90%**

Year Property Sold	1	2	3	4	5	6	7	8	9	10
Before Tax Unleveraged Property Yield (IRR)	11.32%	9.65%	9.10%	8.81%	8.64%	8.53%	8.45%	8.39%	8.34%	8.29%
Effective Annual Cost of Borrowed Funds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Before Tax Impact of Leverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Equity Multiple	1.11	1.20	1.28	1.37	1.46	1.56	1.65	1.75	1.85	1.95
Before Tax EQUITY Yield (IRR)	**11.32%**	**9.65%**	**9.10%**	**8.81%**	**8.64%**	**8.53%**	**8.45%**	**8.39%**	**8.34%**	**8.29%**

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CASH FLOW DETAILS

INCOME

For the Year Ending	Year 1 Nov-2026	Year 2 Nov-2027	Year 3 Nov-2028	Year 4 Nov-2029	Year 5 Nov-2030	Year 6 Nov-2031	Year 7 Nov-2032	Year 8 Nov-2033	Year 9 Nov-2034	Year 10 Nov-2035
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- Vacancy / Credit Loss	$1,950	$1,991	$2,033	$2,075	$2,119	$2,164	$2,209	$2,255	$2,303	$2,351
EFFECTIVE RENTAL INCOME (ERI)	**$128,050**	**$130,739**	**$133,484**	**$136,288**	**$139,150**	**$142,071**	**$145,055**	**$148,102**	**$151,211**	**$154,387**
+ Other0 Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL OTHER INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
GROSS OPERATING INCOME (GOI)	**$128,050**	**$130,739**	**$133,484**	**$136,288**	**$139,150**	**$142,071**	**$145,055**	**$148,102**	**$151,211**	**$154,387**

EXPENSE DETAIL

Real Estate Taxes	$13,357	$13,357	$13,357	$13,357	$13,357	$13,357	$13,357	$13,357	$13,357	$13,357
Property Insurance	$8,900	$8,900	$8,900	$8,900	$8,900	$8,900	$8,900	$8,900	$8,900	$8,900
Repairs And Maintenance	$2,400									
Utilities : Water & Sewer	$11,000									
Utilities : Natural Gas	$5,500	$5,500	$5,500	$5,500	$5,500	$5,500	$5,500	$5,500	$5,500	$5,500
TOTAL OPERATING EXPENSES	**$41,157**	**$27,757**	**$27,757**	**$27,757**	**$27,757**	**$27,757**	**$27,757**	**$27,757**	**$27,757**	**$27,757**

NET OPERATING INCOME (NOI)	**$86,893**	**$102,982**	**$105,727**	**$108,531**	**$111,393**	**$114,314**	**$117,298**	**$120,345**	**$123,454**	**$126,630**

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10-YEAR CASH FLOW ANALYSIS

ASSUMPTION / INPUTS

Purchase Price	$1,800,000
Year 1 Potential Income	$130,000
Vacancy & Credit Loss	1.50%
Year 1 Expenses	$41,157
Acquisition CAP Rate	4.83%
Sale Price - CAP Rate	5.00%

Acquisition Costs (% of Purchase Price)	2.00%
Annual Income Increase	2.10%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	0.00%
Cost of Sale upon Disposition	5.00%

10-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment Cash Flow & 10-year Yield		+	Financing Cash Flow & Effective Rate		=	Equity Investment Cash Flow & 10-year Yield	
N	$		N	$		N	$
0	($1,836,000)		0	$0		0	($1,836,000)
1	$86,893		1	$0		1	$86,893
2	$102,982		2	$0		2	$102,982
3	$105,727		3	$0		3	$105,727
4	$108,531		4	$0		4	$108,531
5	$111,393		5	$0		5	$111,393
6	$114,314		6	$0		6	$114,314
7	$117,298		7	$0		7	$117,298
8	$120,345		8	$0		8	$120,345
9	$123,454		9	$0		9	$123,454
10	$2,593,780		10	$0		10	$2,593,780

Property IRR/Yield = 8.29%

Effective Loan Rate = N/A

Equity IRR / Yield = 8.29%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage

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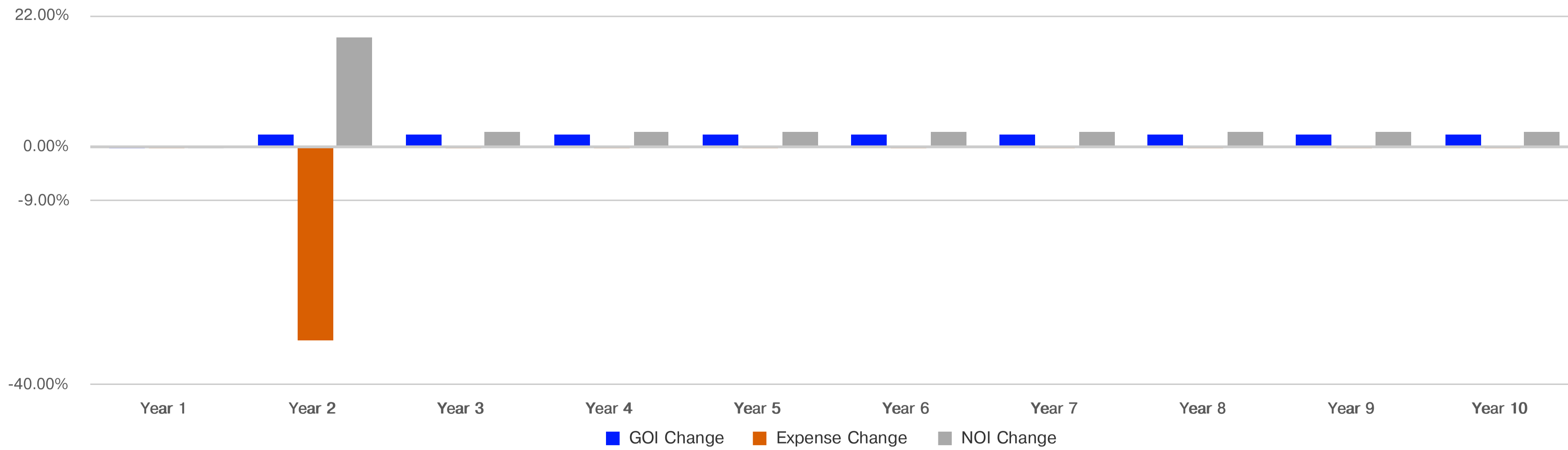
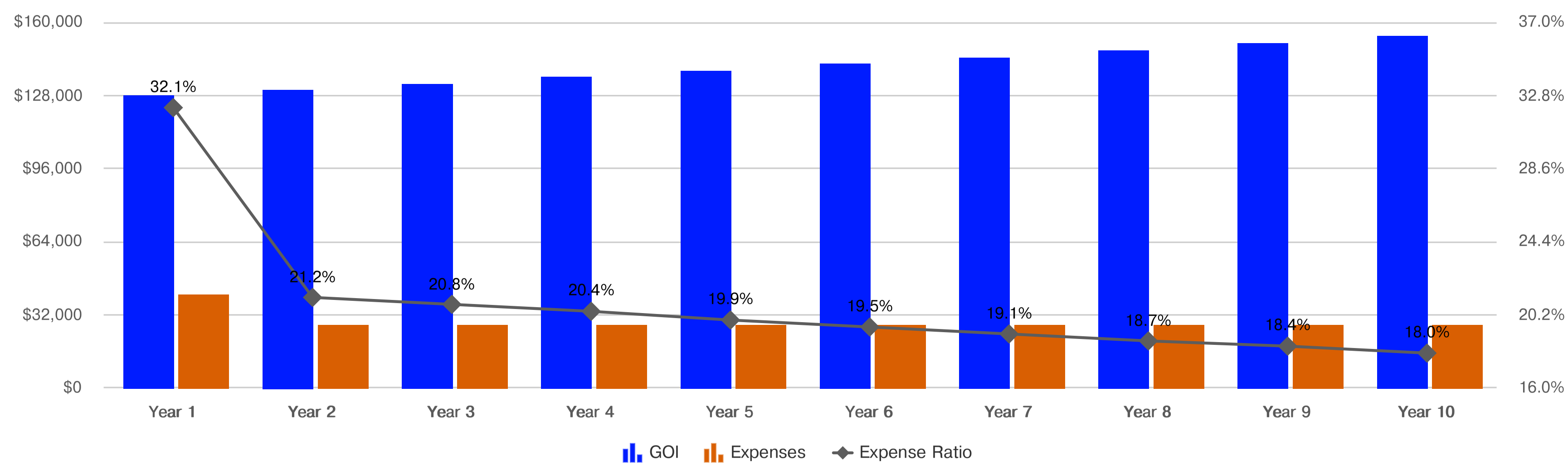
ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



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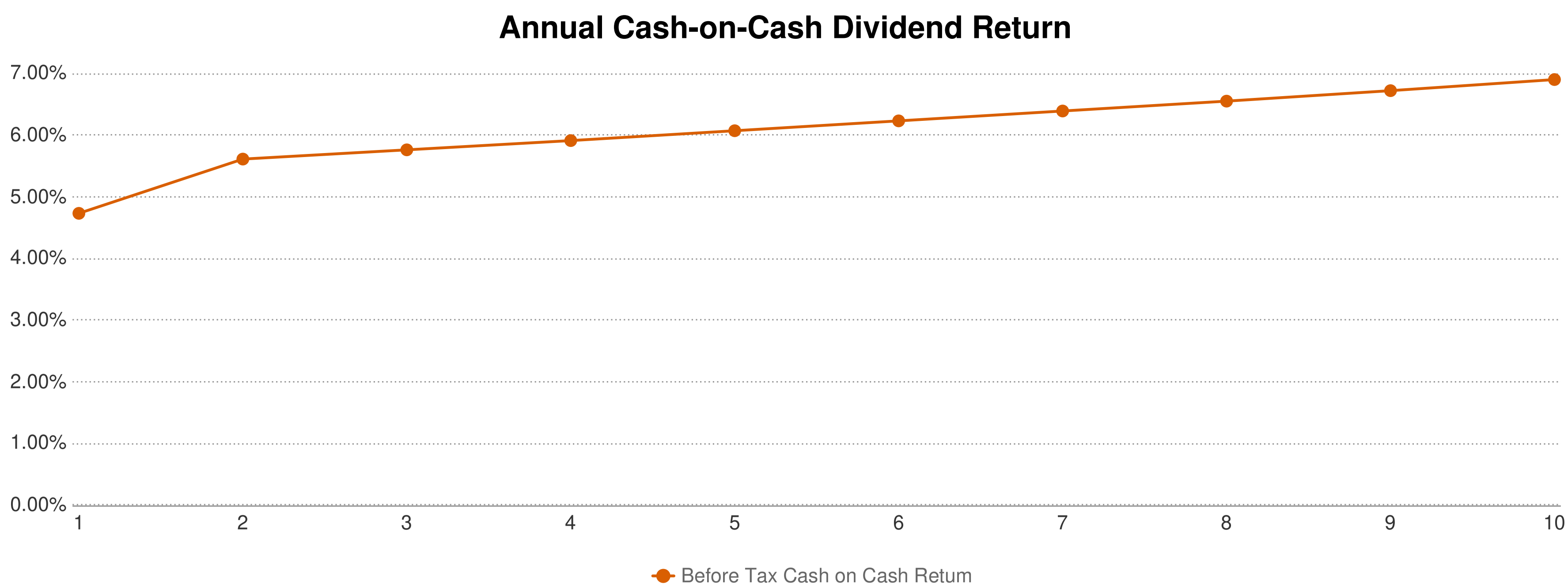
CASH-ON-CASH ANALYSIS



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	4.73%	5.61%	5.76%	5.91%	6.07%	6.23%	6.39%	6.55%	6.72%	6.90%

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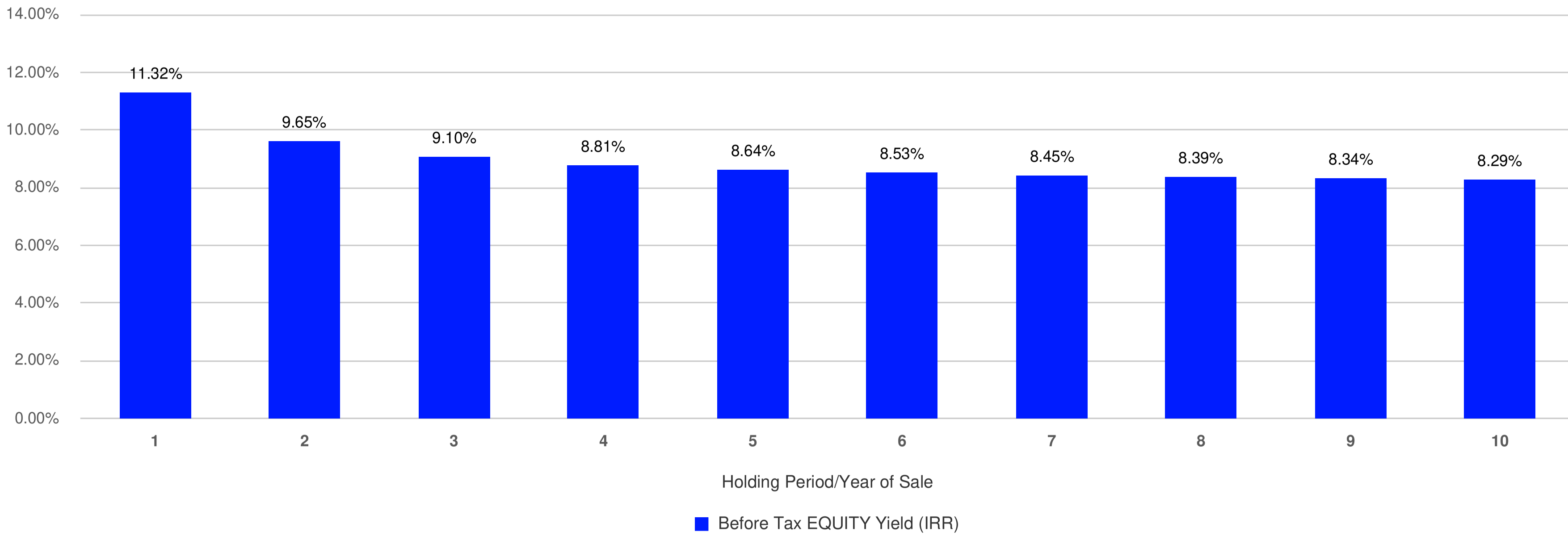
OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	**1 Year**
Before Tax Optimal Hold Annual Yield	11.32%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Before Tax EQUITY Yield (IRR)	**11.32%**	**9.65%**	**9.10%**	**8.81%**	**8.64%**	**8.53%**	**8.45%**	**8.39%**	**8.34%**	**8.29%**

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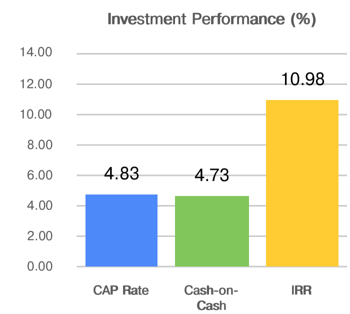
KEY INVESTMENT FACTS

INITIAL INVESTMENT

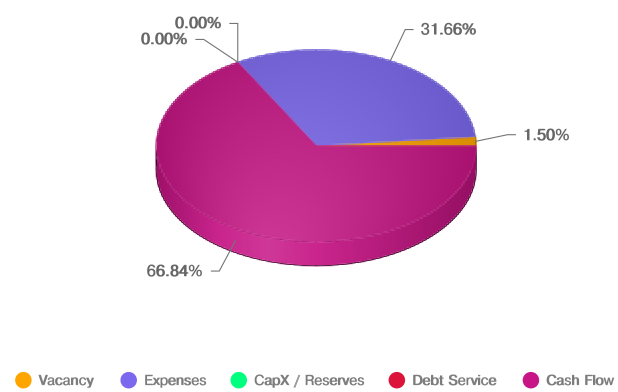
Purchase Price	$1,800,000
+ Acquisition Costs	$36,000
- Mortgage(s)	$0
+ Loan Fees Points	$0
Initial Investment	$1,836,000

INVESTMENT PERFORMANCE



Internal Rate of Return (IRR)	10.98%
Acquisition CAP Rate	4.83%
Year 1 Cash-on-Cash	4.73%
Gross Rent Multiplier	13.85
Price Per Square Foot	$223.02
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

CASH FLOW



For the Year Ending	Year 10 Sep-2035
POTENTIAL RENTAL INCOME (PRI)	**$156,738**
- Vacancy / Credit Loss	$2,351
EFFECTIVE RENTAL INCOME	**$154,387**
Other Income	$0
GROSS OPERATING INCOME (GOI)	**$154,387**
- Operating Expenses	$0
NET OPERATING INCOME (NOI)	**$154,387**
Net Operating Income (NOI)	$154,387
- Capital Expenses / Replacement Reserves	$0
- Annual Debt Service 1st Lien	$0
CASH FLOW BEFORE TAXES	**$154,387**

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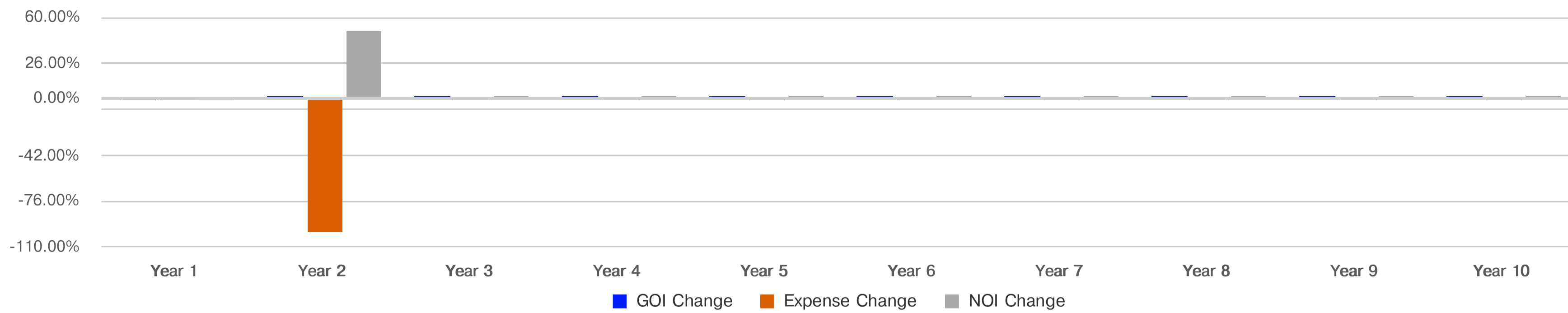
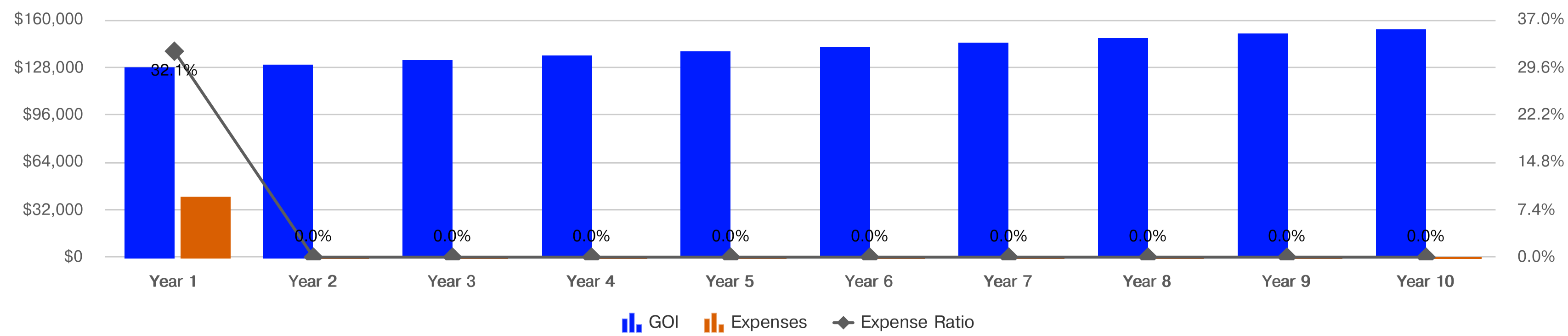
ANNUAL PERCENT CHANGE & EXPENSE RATIO

ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE



EXPENSE RATIO % OF GOI



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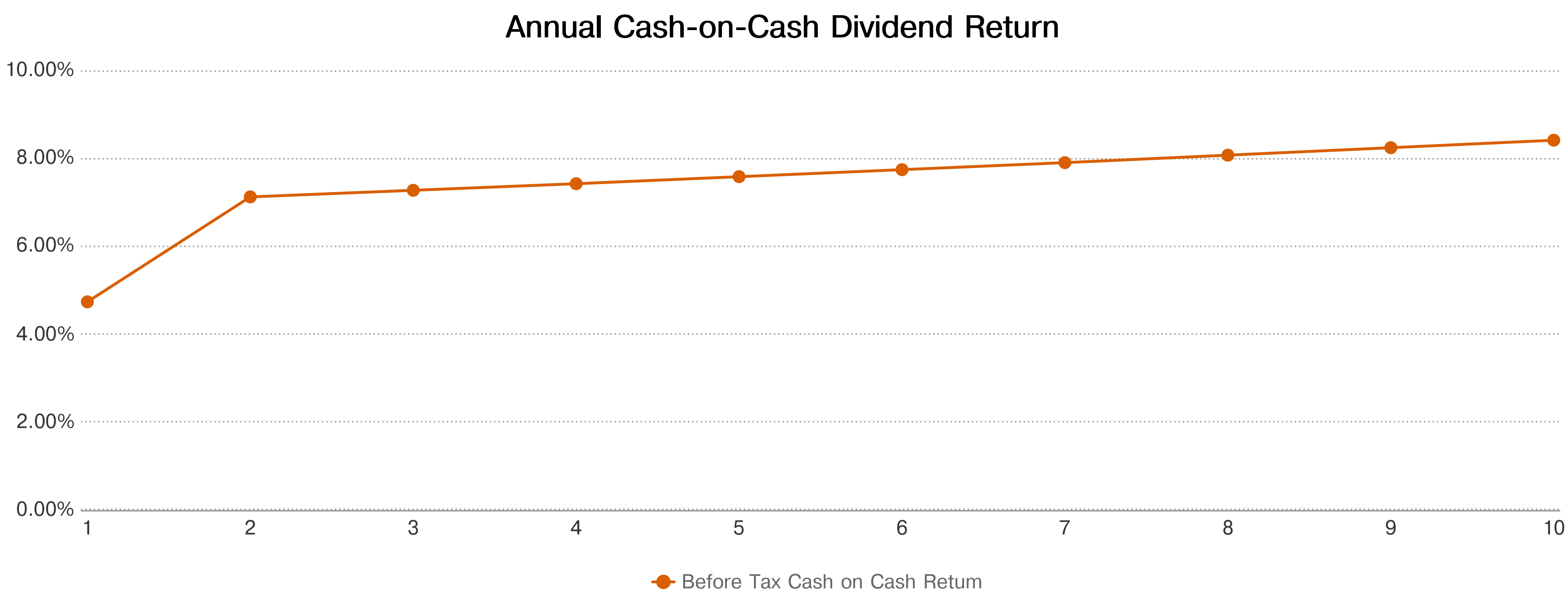
CASH ON CASH RETURN

ANNUAL CASH-ON-CASH DIVIDEND RETURN



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	4.73%	7.12%	7.27%	7.42%	7.58%	7.74%	7.90%	8.07%	8.24%	8.41%

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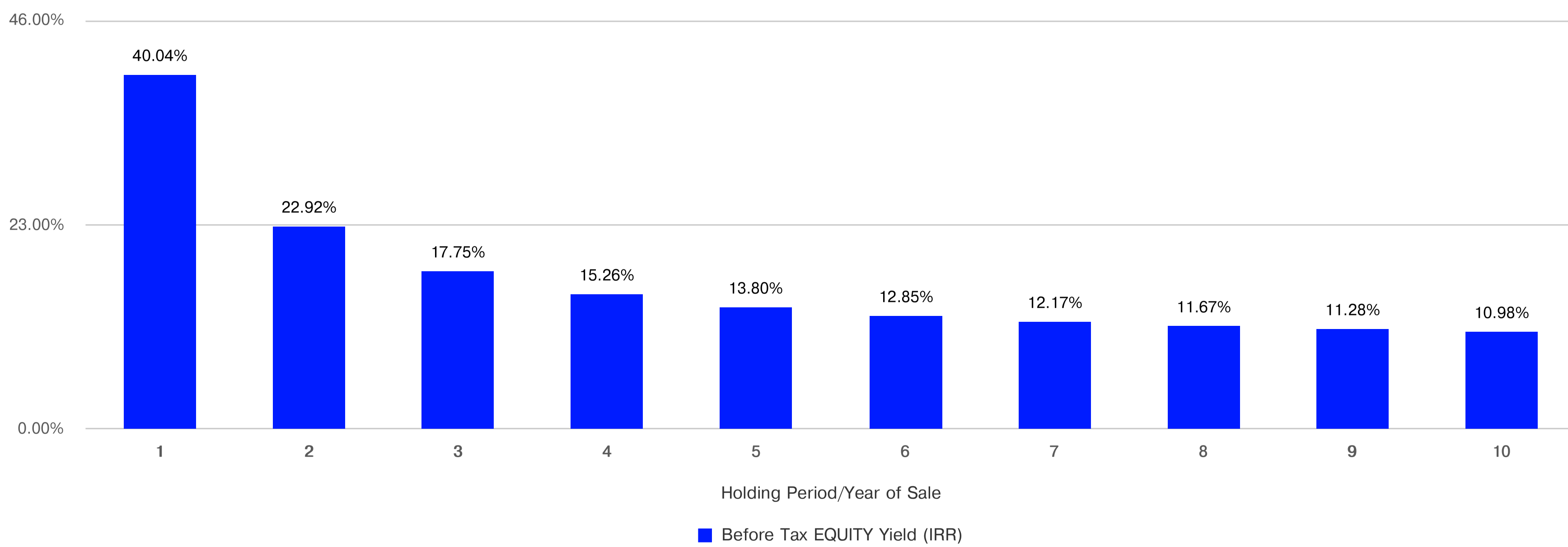
OPTIMAL HOLDING PERIOD

OPTIMAL HOLDING PERIOD BY ANNUAL EQUITY YIELD (IRR)

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	40.04%



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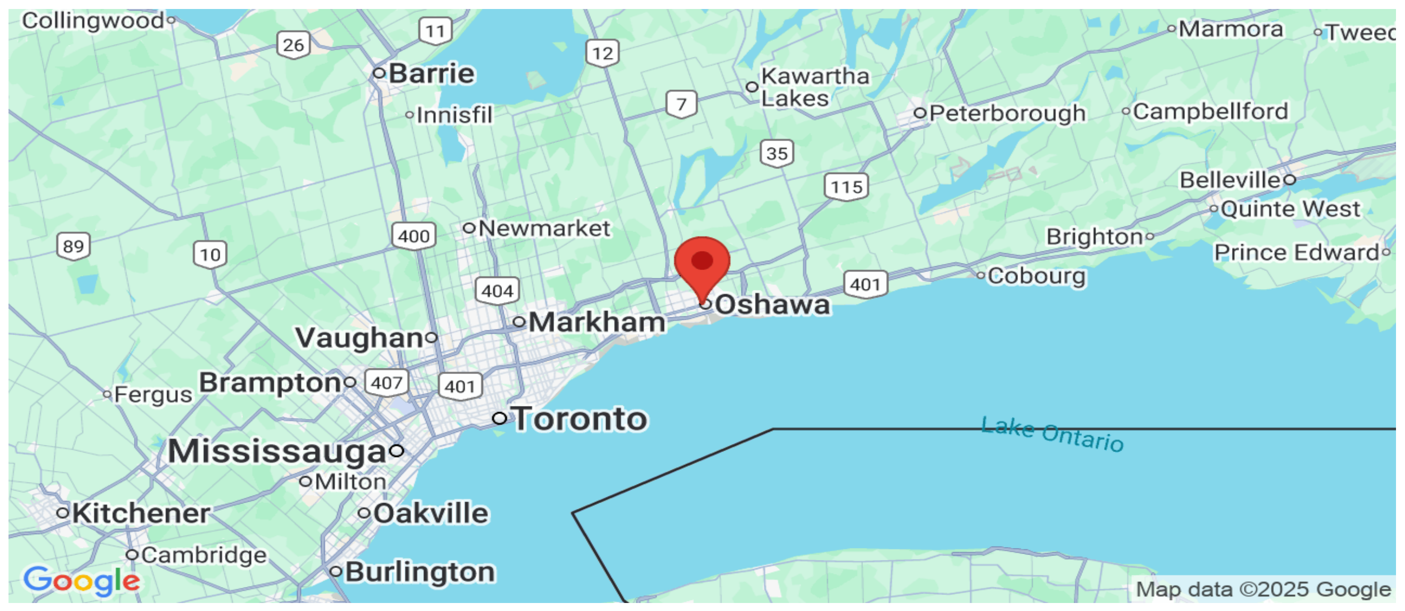
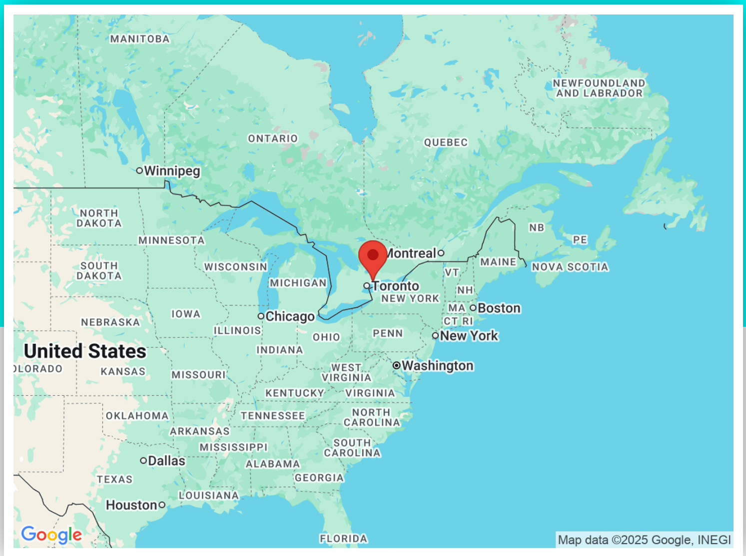
AREA LOCATION MAP





7 NASSAU

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AERIAL ANNOTATION MAP

7

NASSAU

**7 Nassau Street
Oshawa, On, L1J
4A3**

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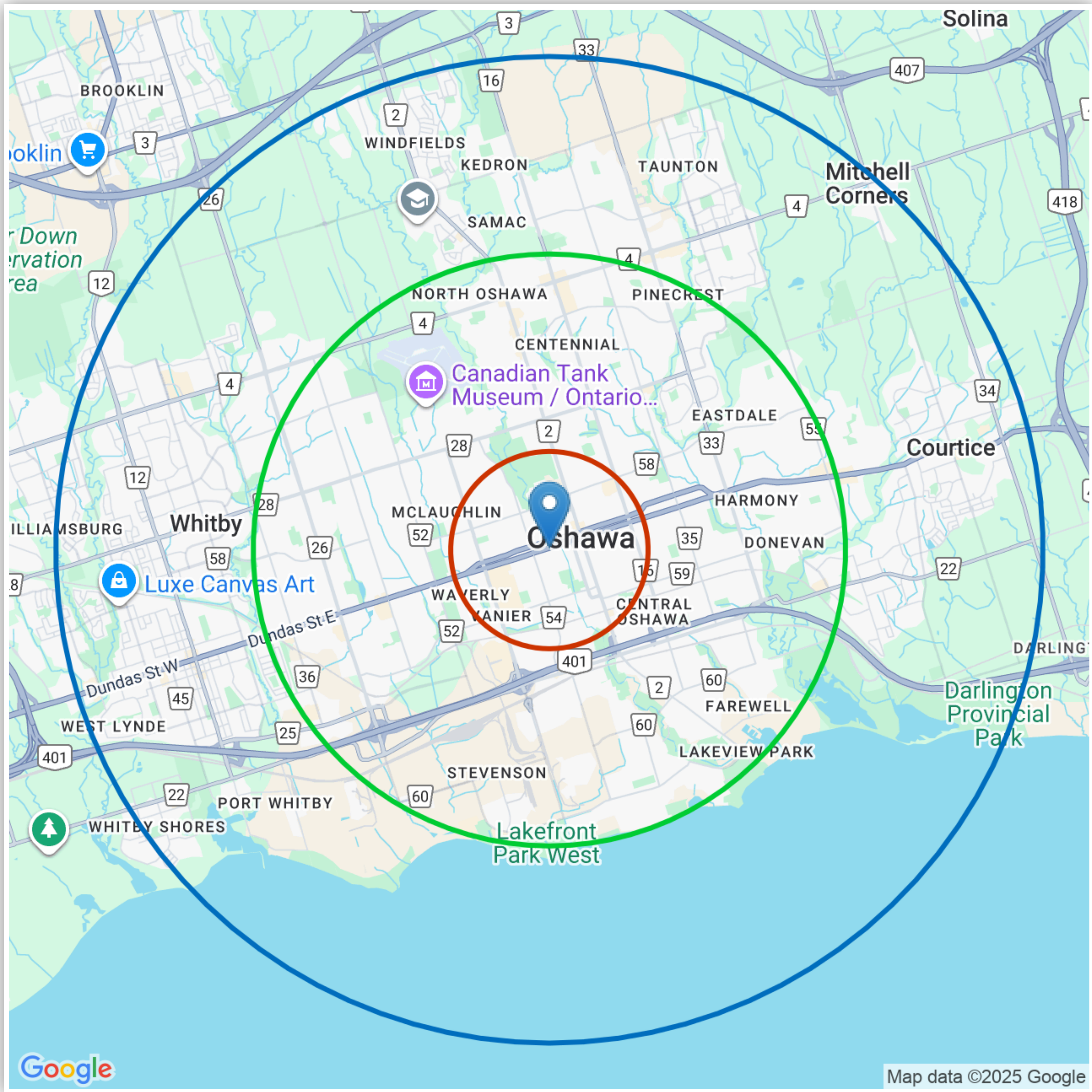
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

29,690
Population

40.3 Median Age

2.2
Average Household Size

13,499
Total Households

EDUCATION

15.91%
No High School Diploma

30.34%
High School Graduate

40.51%
Some College

13.25%
Bachelor's/Grad

BUSINESS

1,462
Total Self-Employeed

11,919
Total Employees

EMPLOYMENT

2,037
Retail Trade Employees

464
Finance & Insurance

1,053
Manufacturing Employees

822
Accomodation & Food Employees

284
Real Estate Emp

13.6% Unemployment Rate

INCOME

$68,259
Median Household Income

$1,114,943,055
Total Annual Aggregate Income

7.4%
2023-2026 Household Income Change

Households by Income

The largest group : $20,000 - $39,999 (20.1%)
The smallest group : $200,000+ (5.03%)

Indicator	Value(%)	
< $20,000	6.07	
$20,000 - $39,999	20.1	
$40,000 - $59,999	17.31	
$60,000 - $79,999	15.79	
$80,000 - $99,999	12.07	
$100,000 - $124,999	10.3	
$125,000 - $149,999	6.6	
$150,000 - $199,999	6.74	
$200,000+	5.03	

7 NASSAU

7 NASSAU STREET, OSHAWA, ON, L1J 4A3

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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

170,141
Population

40.5 Median Age

2.6
Average Household Size

65,411
Total Households

EDUCATION

13.11%
No High School Diploma

27.34%
High School Graduate

43.15%
Some College

16.41%
Bachelor's/ Grad

BUSINESS

9,388
Total Self-Employeed

73,692
Total Employees

EMPLOYMENT

10,642
Retail Trade Employees

3,683
Finance & Insurance

5,722
Manufacturing Employees

4,535
Accomodation & Food Employees

1,504
Real Estate Emp

11.7% Unemployment Rate

INCOME

$90,559
Median Household Income

$7,207,223,889
Total Annual Aggregate Income

6.6%
2023-2026 Household Income Change

Households by Income

The largest group : $60,000 - $79,999 (13.92%)

The smallest group : < $20,000 (3.66%)

Indicator	Value(%)	
< $20,000	3.66	
$20,000 - $39,999	12.35	
$40,000 - $59,999	13.65	
$60,000 - $79,999	13.92	
$80,000 - $99,999	12.17	
$100,000 - $124,999	11.82	
$125,000 - $149,999	9.31	
$150,000 - $199,999	11.17	
$200,000+	11.96	

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RE/MAX COMMERCIAL

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

330,634
Population

39.3 Median Age

2.8
Average Household Size

117,990
Total Households

EDUCATION

11.19%
No High School Diploma

24.52%
High School Graduate

44.74%
Some College

19.56%
Bachelor's/ Grad

BUSINESS

20,187
Total Self-Employed

150,576
Total Employees

EMPLOYMENT

20,421
Retail Trade Employees

9,566
Finance & Insurance

10,970
Manufacturing Employees

8,643
Accomodation & Food Employees

3,301
Real Estate Emp

10.8% Unemployment Rate

INCOME

$104,793
Median Household Income

$14,995,348,623
Total Annual Aggregate Income

6.7%
2023-2026 Household Income Change

Households by Income

The largest group : $200,000+ (17.19%)
The smallest group : < $20,000 (3.02%)

Indicator	Value(%)	
< $20,000	3.02	
$20,000 - $39,999	9.98	
$40,000 - $59,999	11.56	
$60,000 - $79,999	12.08	
$80,000 - $99,999	11.08	
$100,000 - $124,999	11.92	
$125,000 - $149,999	9.85	
$150,000 - $199,999	13.33	
$200,000+	17.19	

7 NASSAU

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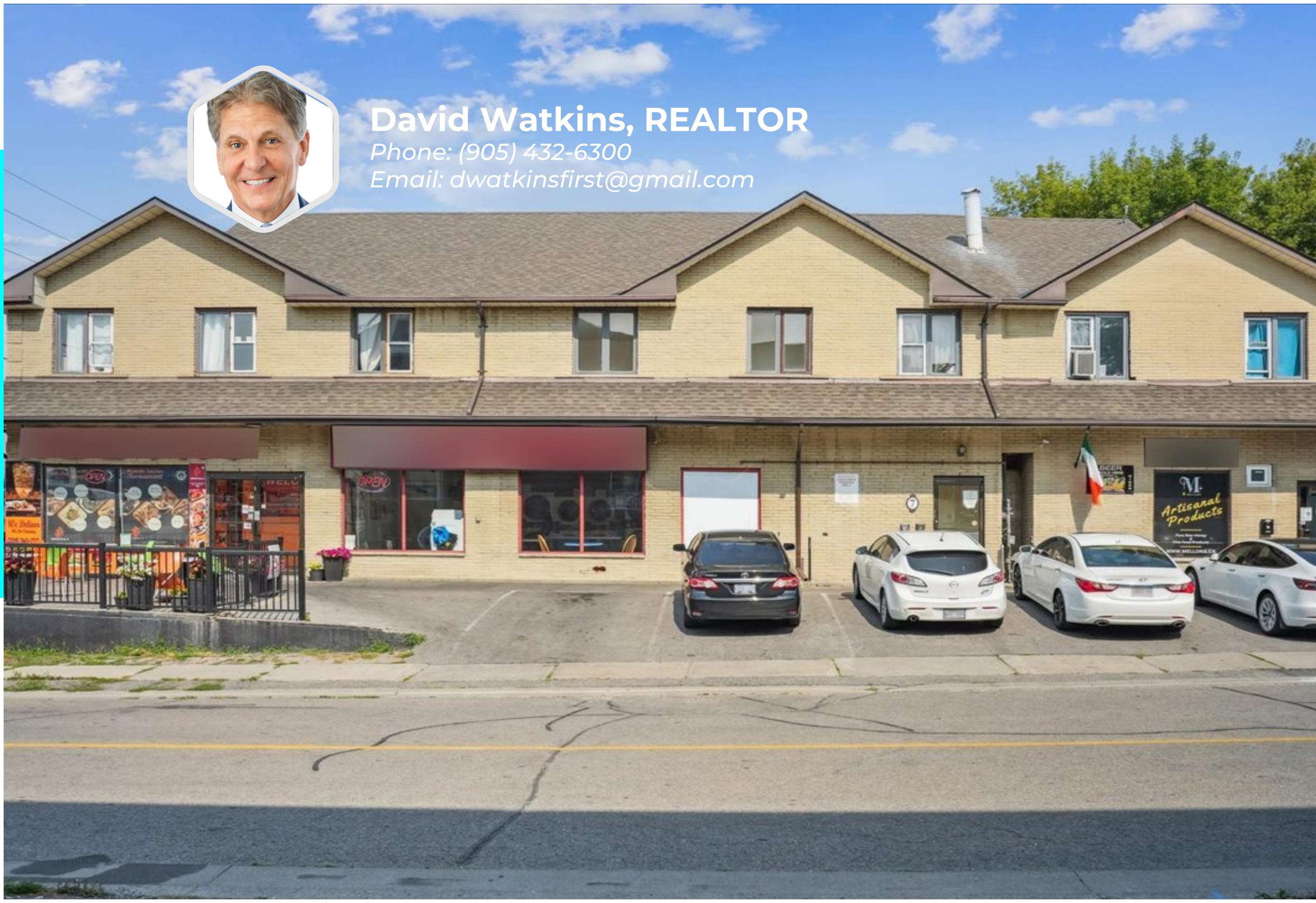

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