

TENANT'S NAME	SQ FT	RENT + NNN (current) \$	LEASE START DATE	LEASE END DATE	TERMS/OPTIONS
COCCA BAY SALON	~2200	4202.82	02/03/2015	01/31/2030	1 Five year option available
GORILLA VAPORS	~1925	2850	09/01/2018	08/31/2028	
RITAS WATER ICE	~1375	1971.27	01/03/2017	01/02/2027	1 Five year option available
<b>TOTAL MONTHLY RENT</b>		<b>8849.69</b>			
<b>TOTAL YEARLY RENT</b>		<b>106196.28</b>			

YEARLY EXPENSE	AMOUNT (\$)	TENANT'S PAY OUTSIDE LIGHT AND WATER SEPARATELY AS BILLED BY LANDLORD.
REAL ESTATE TAX 2023	24046.5	
BUILDING INSURANCE	6163	
LANDSCAPING	765	NEW ROOF IN 2020
SNOW PLOWING	2000	NEW HVAC IN 2019 IN TWO STORES
ACCOUNTING	900	Block #: 7001 and Lot # of the property: 34
<b>TOTAL EXPENSE</b>	<b>33874.5</b>	Total rented Sq ft: ~5000
<b>TOTAL NOI</b>	<b>72321.78</b>	Total Property Lot Size: 179x330
		100% Occupied.
		# of units: 4 occupied by three tenants.

Parking Lot condition: Fair; Blacktop and Parking space linings done 2023.  
 A small residential house currently listed as abandoned in the back of the property. Needs some work to be listed as rentable with approximate annual rent of \$12000 - Not listed in the income or P&L.  
 Entity Name: Jay Frem LLC  
 Address: 3470 South Delsea Drive, Vineland, NJ 08360  
 Security deposit amounts are listed in the lease along with rent escalations.