PROPERTY ADDRESS:	501, 517-519 River Dr Garfield						
			2025-2026				
	UNIT NO.	SQ. FT	LEASE TERM	Monthly	ANNUAL	INCREASE	CAM
TENANT	FLOOR		FROM / TO	Rent	RENT	PROVISION*	
Christina's Beauty Spa	517 STE 4	940	11/01/2024-11/01/2027	$ 1,703.00	$ 20,436.00	3%/YR	
Ceviche Perucian	517 STE 2	2256	12/01/24-12/01/29	$ 8,000.00	$ 96,000.00	5%/YR	
Yuma Way	517 STE 3	1700	07/01/22-7/1/27	$ 10,300.00	$ 123,600.00	3%	
Lomo Truck	517 STE 1	1439	07/01/22-07/1/27	$ 4,400.00	$ 52,800.00	5%/YR	
Medicamia Studio LLC	517 STE 2A	672	11/04/2024-11/1/027	$ 1,323.00	$ 15,876.00	5%/YR	
NATURAL MEDICINE	517 STE 3A	1440	01/01/2012-01/01/2027	$ 2,350.00	$ 28,200.00	5%	
Beast Coast Social Club	517 STE 5A	580	11/1/2024-11/1/2029	$ 3,800.00	$ 45,600.00	5%/YR	
Beast Coast Social Club	517 STE 6A	580				3%/YR	
Stan Soccer	517 STE 1A	336	01/01/2021-01/01/2027	$ 812.00	$ 9,744.00	3%	
Gallery Event Studio	*517 STE 4A*	*1400*	11/01/2020-11/01/28	$ 2,431.00	$ 29,172.00	5%/YR	
SC. Vistula	*517 1B*	*10728*	01/01/23-01/01/27	$ 16,882.64	$ 202,591.68	3%/YR	
BIENDRONKA DELI	*501 STE 4*	*1774*	01/15/11-01/14/30				
BIEDRONKA DELI	501 FL 1	3786	01/15/11-01/14/30	$ 9,921.50	$119,058.00	4%/YR	
RIVER SPA	501 STE 3	1774	03/01/08-03/01/2029	$ 3,478.15	$ 41,737.80	3%/yr	
		29405		$ 65,401.29	$ 784,815.48		
Potential tenant - lease not yet signed							
Ordinary Income/Expense							
Income			$ 784,815.48				
Expense							
1. Cam Charges							
	Elevator AlarmMonitoring		$ 1,150.73				
	Fire Inspection Fees		$ 790.00				
	Elevator Inspection		$ 774.00				
	Elevator Maintenance		$ 4,025.33				
	Elevator Telephone		$ 1,042.40				
	Elevator Monitoring		$ 1,651.74				
	Annual Sprinkler		$ 650.00				
	Flood insurance		$ 2,390.00				
	Garbage Removal		$ 7,764.00				
	Liability Insurance		$ 19,035.00				
	Snow Removal		$ 1,200.00				
	Sewer		$ 2,500.00				
	Pest Control		$ 2,505.67				
	Utilities		$ 14,686.34				
	Water		$ 3,519.78				
	Management Fee		$ 26,400.00				
Total 1. Cam Charges			$ 90,084.99				
Taxes			$ 90,432.00				
Total Expense			$ 180,516.99				
Net			**$ 604,298.49**				