

UBI Property Management

Property Leasing: Quick Reference Sheet

Property Detail:

Property: 54 Union Ave, Ronkonkoma
Unit: D | E
Date Available: Immediately

Rental Area	D-1	D-2	D-3	E	Total
<u>Building Area</u>					
Sq. Ft.	1,800	1,800	1,500	1,800	6,900
LxW	~60x30	~60x30	~60x25	~60x30	
Bay Door: WxH	20x12	20x12	12x11.5	20x13	
Ceiling Height (to rafters)	12.5	12.5	12.5	13.5	
<u>Features</u>					
Bathrooms	1	-	-	-	1
<u>Utilities</u>					
Heat	Gas	Gas	Gas	Gas	
Heat Type	Overhead	Overhead	Overhead	Overhead	
Electric Service	100 Amp / 3-Phase	100 Amp / 3-Phase	100 Amp / 3-Phase	100 Amp / 3-Phase	
<u>Rent</u>					
Base Year Rent \$ / Sq. Ft.	15.50	15.50	15.50	15.50	15.50
Monthly Rent	2,325	2,325	1,938	2,325	8,913
Annual Rent	27,900	27,900	23,250	27,900	106,950
<u>Security Deposit</u>					
Months	2	2	2	2	2
Required Security	4,650	4,650	3,875	4,650	17,825
<u>Pro-Rata Taxes</u>					
Term	Base-Year Stop	Base-Year Stop	Base-Year Stop	Base-Year Stop	
Base Year Taxes	2026	2026	2026	2026	
Pro-Rata %	35%	35%	29%	23%	
2024-2025 Increase	377	377	377	143	
Pro-Rata Tax Charge	133	133	111	33	411
<u>Utility Responsibility</u>					
Water	Landlord	Landlord	Landlord	Landlord	
Electric	Tenant - Submeter	Tenant - Submeter	Tenant - Submeter	Tenant - Submeter	
Gas	Tenant - Submeter	Tenant - Submeter	Tenant - Submeter	Tenant - Submeter	
Trash	Tenant - Direct	Tenant - Direct	Tenant - Direct	Tenant - Direct	