

Profit & Loss

2026									
	Annual	Monthly	Est. SF	Tenant Since	Lease Exp	% Ann Inc	Security Dep	PPSF	
Real Estate Income	\$ 92,664	\$ 7,722	4,700				\$ 7,920	19.72	
137 - Convenience Store	\$ 12,720	\$ 1,060.00	650	12/2/2016	12/2/2026 + renewal in prog.		\$ 1,590	19.57	
135b - Music Studio	\$ 13,902	\$ 1,158.50	650	12/1/2021	renewal in progress	3%	\$ 1,425	21.39	
135a - Law Office	\$ 14,400	\$ 1,200.00	650	8/2/2018	MTM can be delived vacant		\$ 1,000	22.15	
133 - Nail Salon	\$ 21,642	\$ 1,803.53	1,300	2/1/2022	renewal in progress	3%	\$ 1,705	16.65	
129-131 - Events Space	\$ 27,000	\$ 2,250.00	1,450	8/1/2023	7/31/2028 + Option to 2030	3%	\$ 2,200	18.62	
Misc - Basement Storage	\$ 3,000	\$ 250.00		12/15/2021	with more income potential				
	Annual	Monthly							
Operating Expenses									
Paid by Landlord	\$ 17,204	\$ 1,434							
Real Estate Taxes	\$ 14,108	\$ 1,176							
Repairs	\$ 2,096	\$ 175							
Water & Sewer (Estimated)	\$ 1,000	\$ 83							
Shared by Tenants	\$ 20,990	\$ 1,749							
Real Estate Taxes	\$ 2,490	\$ 208							
Property Insurance (Estimated)	\$ 8,000	\$ 667							
Water & Sewer (Estimated)	\$ 3,000	\$ 250							
Gas (Estimated)	\$ 3,000	\$ 250							
Electricity (Estimated)	\$ 3,000	\$ 250							
Trash Collection (Estimated)	\$ 1,500	\$ 125							
Projected NOI	\$ 75,461								
Price	\$ 950,000	7.94% CAP Rate							