

188 Cottage Street, Poughkeepsie, N.Y. 12601							
12,905 SF							
INCOME and EXPENSE							
	Tenants	Sq Ft	Actual Monthly	Actual Annual	3yr Monthly	3yr Annual	Terms
INCOME							
Suite 1	MHV Restoration	4,993	\$ 6,391	\$76,692	\$ 6,391	\$ 76,692	9/15/24-8/31/29; No annums; 5yr option at \$6,933/mo
Suite 2	MHV Restoration	777	\$ 1,400	\$16,800	\$ 1,400	\$ 16,800	6/1/25-8/31/29; No annums; 5yr option at same rate
Suite 3	DCG Mechanical	820	\$ 1,300	\$15,600	\$ 1,456	\$ 17,472	7/1/25-6/30/28; 4% annums
Suite 4	EFG Northeast Enterprises	3,102	\$ 3,465	\$41,580	\$ 3,812	\$ 45,738	9/15/24-9/30/27; 5% annums
Suite 5/6	Jacran Auto Repair	1,424	\$ 1,300	\$15,600	\$ 1,433	\$ 17,199	4/1/26-3/31/27; two 1yr options w/ 5% annums
Suite 7	MHV Restoration	674	\$ -	\$0	\$ -	\$ -	Included in Suite 2 lease agreement
Suite 8	Countywide Towing	1,115	\$ 1,700	\$20,400	\$ 1,904	\$ 22,848	7/1/25-6/31/28; 4% annums
ANNUAL GROSS INCOME		12,905	\$ 15,556	\$ 186,672	\$ 16,396	\$ 196,749	
<i>Less 5% Vacancy Loss</i>				<i>\$ 9,334</i>		<i>\$ 9,837</i>	
EFFECTIVE GROSS INCOME				\$ 177,338		\$ 186,912	
EXPENSES							
2026 Property Tax				\$ 14,067		\$ 14,067	Public Record
2025-2026 School Tax				\$ 11,897		\$ 11,897	Public Record
Insurance				\$ 3,400		\$ 3,400	Owner Estimate
Repairs/Maintenance				\$ 6,000		\$ 6,000	Owner Estimate
Snow Removal / Cleaning				\$ 4,000		\$ 4,000	Owner Estimate
Water and Sewer				\$ 400		\$ 400	Owner Estimate
Management Fee (5% EGI)				\$ 8,867		\$ 9,346	Industry Standard
TOTAL EXPENSES				\$ 48,631		\$ 49,110	
NET OPERATING INCOME				\$ 128,707		\$ 137,802	