

206 Glen St. Building Financials		
Actual Revenues (As of August 1st, 2026)		
Monthly		
Unit	Tenant	Monthly Rent
1	Finders Keepers	\$ 2,595.00
2	Blush Mini Spa	\$ 2,300.00
3	Finders Keepers	\$ 2,595.00
20	Katie Dunbar-Ash	\$ 500.00
21	VACANT	\$ -
22	Blush Mini Spa	\$ -
23	Blush Mini Spa	\$ 300.00
30	Abbigayle Fairchild	\$ 300.00
31A	VACANT	\$ -
31B	Massage by Danielle	\$ 450.00
32	Eileen Betts	\$ 240.00
33	Holly Jordan Guirard	\$ 350.00
34	Scottys Rare Coins	\$ 370.00
35A	Daniel Cameron	\$ 610.00
35B	VACANT	\$ -
40	Roxy Cakes	\$ 350.00
41	INKSPOT	\$ 650.00
42	VACANT	\$ -
43	Management	\$ -
43R	VACANT	\$ -
44	Images by Holly Anne	\$ 380.00
45	VACANT	\$ -
46	George Studnicky	\$ 290.00
48	Better Living Radio	\$ 340.00
50	VACANT	\$ -
51	VACANT	\$ -
52	Archworks Architects	\$ 650.00
52A	VACANT	\$ -
53	VACANT	\$ -
56	Cardi Law-Nico	\$ 550.00
57	Alex Bodensick	\$ 200.00
58	VACANT	\$ -
59	VACANT	\$ -
Gross Monthly Revenue		\$ 14,020.00
Annual		
1	Finders Keepers	\$ 31,140.00
2	Blush Mini Spa	\$ 27,600.00
3	Finders Keepers	\$ 31,140.00
20	Katie Dunbar-Ash	\$ 6,000.00
21	Juniper Nails (Kalie White)	\$ -
22	Blush Mini Spa	\$ -
23	Blush Mini Spa	\$ 3,600.00
30	Abbigayle Fairchild	\$ 3,600.00
31A	VACANT	\$ -
31B	Massage by Danielle	\$ 5,400.00
32	Eileen Betts	\$ 2,880.00
33	Holly Jordan Guirard	\$ 4,200.00
34	Scottys Rare Coins	\$ 4,440.00
35A	Daniel Cameron	\$ 7,320.00
35B	VACANT	\$ -
40	Roxy Cakes	\$ 4,200.00
41	INKSPOT	\$ 7,800.00
42	VACANT	\$ -
43	OFFICE	\$ -
43R	Brighter Day (Debbie Cox)	\$ -
44	Images by Holly Anne	\$ 4,560.00
45	VACANT	\$ -
46	George Studnicky	\$ 3,480.00
48	Better Living Radio	\$ 4,080.00
50	Stu Kuby	\$ -
51	Stu Kuby	\$ -
52	Archworks Architects	\$ 7,800.00
52A	VACANT	\$ -
53	VACANT	\$ -
56	Cardi Law-Nico	\$ 6,600.00
57	Alex Bodensick	\$ 2,400.00
58	VACANT	\$ -
59	Kalie White	\$ -
Annual Revenues		\$ 168,240.00
Expenses		
Annual (Estimated)		
Insurance		\$ 10,000.00
Trash Removal		\$ 1,200.00
Utilities (Gas & Electric)		\$ 30,000.00
Water/Sewer		\$ 5,402.84
City Taxes (Based on \$1M Assessment Pending)		\$ 13,388.00
School Taxes (Based on \$1M Assessment Pending)		\$ 15,637.00
Maintenance/Repairs/Snow (@5%)		\$ 8,412.00
Management Fee (@8%)		\$ 13,459.20
Total Estimated Annual Expenses		\$ 97,499.04
NOI		
Net Operating Income		\$ 70,740.96
Disclaimer: All information is deemed accurate, but not guaranteed.		