RENT ROLL & FINANCIAL SUMMARY

225–233 Central Avenue, East Orange, NJ

Unit	Sq. Ft.	Business Type	Monthly Rent	Lease Start	Lease End	Tax Reimb.	Insur. Reimb.
ST01	436	Barber Shop	$2,200.00	11/1/25	11/30/30	$2,072.06	$422.40
ST02	392	Cell Phone Accessories	$1,606.66	8/1/25	7/31/30	$1,863.77	$379.94
ST03	356	Vacant (Pro Forma)	$1,400.00	-	-	-	-
ST04	398	Coffee Shop	$1,626.66	8/1/25	7/31/30	$1,891.83	$385.66
ST05	342	Smoke Shop	$1,440.00	8/1/25	7/31/27	$1,618.80	$330.00
ST06	246	Vacant (Pro Forma)	$1,200.00	-	-	-	-
TOTAL IN-PLACE			**$6,873.32**			**$7,446.46**	**$1,518.00**
TOTAL PRO FORMA			**$9,473.32**				

Pro Forma Annual Gross Income	$113,679.84
Tax & Insurance Reimbursements	$8,964.46
Effective Gross Income	$122,644.30
Management Expense	($5,500.00)
Real Estate Taxes	($10,738.00)
Insurance	($2,200.00)
NET OPERATING INCOME (NOI)	**$104,206.30**