

7th Ave Plaza

<i>Address</i>	<i>Tenant</i>	<i>Sq Ft</i>	<i>Monthly Rent</i>	<i>Annual Income</i>	<i>Security Deposit</i>	<i>Lease Expiration</i>	<i>% of Occupancy</i>
205 7 th Ave	Restaurant	1,207	\$ 1,200	\$ 14,400		07/31/09	18.5
201 7 th Ave	“	1,483	\$ 1,400	\$ 16,800	\$ 2,600	07/31/09	22.7
716 2 nd St	“	750	\$ 940	\$ 11,280	\$ 940	07/31/09	11.5
718 2 nd St	Book Store	750	\$ 940	\$ 11,280	\$ 940	12/31/05	11.5
720 2 nd St	Masseuse	750	\$ 940	\$ 11,280	\$ 940	12/31/07	11.5
722 2 nd St	Hair Salon	750	\$ 989	\$ 11,868	\$ 989	12/31/07	11.5
724 2 nd St	Laundromat*	838	\$ 950	\$ 11,400	N/A	N/A	12.8

Annual Income

\$ 88,308

Annual Expenses

Insurance: \$ 5,621

Electricity: \$ 852

Taxes: \$ 14,000

Maintenance: \$ 3,600

Total : \$ 24,073

* Property owner owns and operates Laundromat. Business is negotiable with the sale of the property.

*The above information is representation of the seller and should be verified by the buyer.
Patrick Calhoun, P.A. and C 21 Real Estate Champions are not responsible for any errors or omissions.*