

105 Depot Street - Income & Expense

Building 1 - Car Wash

Tenant	Monthly	Yearly	Type	Notes
Fresh Auto Wash	\$10,000.00	\$ 120,000.00	NNN	Expires 12/31/26
Dirty Pawz	\$ 1,200.00	\$ 14,400.00	NNN	TAW
Total	\$11,200.00	\$ 134,400.00		

Building 2 - Office/Flex

Tenant	Monthly	Yearly	Type	Notes
Great Oak Capital	\$ 2,900.00	\$ 34,800.00	NNN	Expires 12/31/26
Herb Rosen/Attorney	\$ 700.00	\$ 8,400.00	NNN	TAW
Pilling Land Surveying	\$ 1,000.00	\$ 12,000.00	NNN	TAW
Autowash Technologies	\$ 1,000.00	\$ 12,000.00	NNN	TAW
Total	\$ 5,600.00	\$ 67,200.00		

Total Income Real Estate \$ 201,600.00 NNN

Total Income Real Estate & Bus \$ 280,929.82 NNN

C&D Fresh Wash LLC/Care Wash Income and Expense

Income	\$ 765,013
Expenses	\$ 685,683
Net Operating Income	\$ 79,330

Property Expenses

Real Estate Tax	\$	15,947
Property Management	\$	5,800
Repairs and Maintenance	\$	2,400
Insurance	\$	32,700
Total Expenses	\$	<u>56,847</u>

**Buyer/Broker/Principal to perform any and all due diligence. Listing Broker not responsible for any information contained herein.*