

## Schuyler Ave Industrial Site

						Actual	Market
Marble Stone Online	(256-262)	260 Schuyler ave	24000 SF	Rento 10,000 Month	End 4/30/2022	\$5	\$12
Porcelain Source		301 Bergen Ave,	11000 Sf	Rent 6000/Month	End 4/30/2022	\$6.50	\$14
Porcelain Source	305	303 Bergen Ave,	5000 Sf	Rent 6000/Month	End 9/30/2020	\$14.40	\$12
Mater Service	(236-254)	248 Schuyler Ave,	5000 SF	Rent4500/Month	End 5/30/2022	\$10.80	\$12

Total Suare feet 45,000      Can subdivide or sell seprately

AA Lease (Modified Lease) landlord Pays taxes tenant pays rest

Total Net income @\$318,000

Taxes      \$97,224

land      2.02 Acres