

1500 Shall Cross Avenue
 Wilmington, Delaware 19086-3037
 Asking \$1,100,000.00

Income/Expense

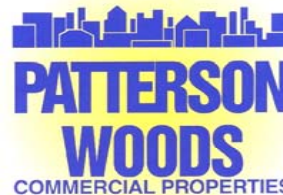
Income:

	<u>Tenant</u>	<u>Square Feet</u>	<u>Lease Expires</u>	<u>Options</u>	<u>Monthly</u>	<u>Annually</u>
1st Floor:	Akin & Herron, P.A.	2,000+/-	4/30/2010	2 - 2 year	\$2,714.12	\$32,569.44
1st Floor:	Berman	2,000+/-	3/31/2011	1 - 2 year	\$2,566.00	\$30,792.00
1st Floor:	COMMON	35+/-			\$0.00	\$0.00
2nd Floor:	Ingerman	2,070+/-	2/28/2011	2 - 3 year	\$2,463.97	\$29,567.64
	Ingerman (Electric Reimbursement)				\$0.00	\$3,869.92
2nd Floor:	Dever	380+/-			\$1,000.00	\$12,000.00
2nd Floor:	Anil	162+/-			\$400.00	\$4,800.00
2nd Floor:	OWNER	463+/-			\$0.00	\$0.00
2nd Floor:	COMMON	<u>925+/-</u>			<u>\$0.00</u>	<u>\$0.00</u>
<u>TOTALS</u>		8,035+/-			\$9,144.09	\$113,599.00

Expenses:

NCC Taxes	\$5,070.00
Wilmington Taxes	\$3,613.00
Non-conforming Use	\$25.00
Insurance	\$2,280.00
Water/Sewer	\$800.00
Gas/Electric: 1st Floor	\$11,301.12
Gas/Electric: 2nd Floor	\$7,436.38
Trash	\$864.00
Snow Removal	\$450.00
<u>TOTAL</u>	\$31,839.50

TOTAL Income:	\$113,599.00
TOTAL Expenses:	<u>\$31,839.50</u>
CURRENT NOI:	\$81,759.50



Call Joe Latina
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