

**FOR  
SALE**

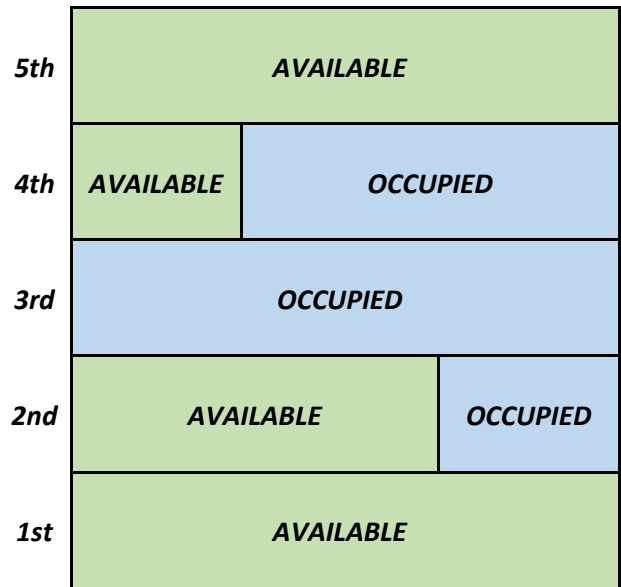
# 39 COLUMBIA STREET

ALBANY, NY

## FINANCIALS

INCOME	
OFFICE RENT	\$ 297,350
PARKING INCOME	\$ 29,659
<b>TOTAL INCOME</b>	<b>\$ 327,009</b>
OPERATING EXPENSES	
REAL ESTATE TAXES	\$ 77,249
UTILITIES	\$ 30,049
ELEVATORS	\$ 10,000
MECHANICAL (HVAC)	\$ 3,158
SECURITY	\$ 10,006
FIRE & LIFE SAFETY	\$ 7,428
REPAIRS	\$ 1,324
SNOW REMOVAL	\$ 2,592
TRASH	\$ 6,521
EXTERMINATING	\$ 713
JANITORIAL	\$ 1,132
INSURANCE	\$ 34,224
MANAGEMENT FEE	\$ 13,080
<b>TOTAL OPERATING</b>	<b>\$ 197,475</b>
<b>NET OPERATING INCOME</b>	<b>\$ 129,534</b>

## STACKING PLAN



## RENT ROLL

TENANT	START	END	SF	MONTHLY	ANNUALLY	YEAR	PSF
<b>BELVEDERE HEALTH SERVICES</b>	9/9/12	9/9/23	23,788	\$ 24,779.17	\$ 297,350.00	1	\$ -
						2-3	\$ 10.00
						4-5	\$ 11.25
						6-7	\$ 12.50
						8-11	\$ 13.25
<b>VACANT</b>			31,325				



Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. Readers are advised to investigate and verify same prior to entering into a transaction.