

9 May Street Rent Roll

Floor / Suite	Tenant	SF	Rent (\$/mo)	Rent (\$/SF/yr)	Status	Rent Total (\$/yr)	
3rd floor	Root & Rise Psychology	2700	\$ 4,050.00	\$ 18.00	Leased-6/25	\$ 48,600.00	psychotherapy
2nd floor suite 1	Aging Excellence	1350	\$ 2,025.00	\$ 18.00	Leased-1/26	\$ 24,300.00	non medical senior home care
2nd floor suite 2	Joe Bornstein Law	1000	\$ 1,500.00	\$ 18.00	Leased	\$ 18,000.00	injury law, tenant since 2007
1st floor suite 1	vacant	2350	\$ 3,525.00	\$ 18.00	vacant	\$ 42,300.00	PGI / monthly
Total						\$ 90,900.00	
						\$ 133,200.00	PGI (potential gross income)

Joe Bornstein Law has been on the 3rd floor since 2007, they moved to the 2nd floor suite 2. Took 4+ months for the move. Was in early 2025. New 5 year lease 3rd floor June of 2025 Root & Rise. New lease on 2nd floor suite 1 Aging Excellence January 2026 3 year lease. Lease rates have been caught up to Bangor market rate. 1st floor vacancy is being advertised.

9 May St – Historical Operating Statement

	2025	2024	2023
Rental Income	\$87,843	\$97,696	\$117,078
Elevator Service Contract	\$3,856	\$3,689	\$3,584
Cleaning	\$1,200	\$1,200	\$1,200
Electric	\$9,028	\$7,382	\$9,073
Water / Sewer / Fire Service	\$2,583	\$2,556	\$2,490
Heat	\$3,602	\$2,765	\$4,319
Security	\$1,395	\$1,366	\$1,216
Insurance	\$3,164	\$3,057	\$2,916
Property Taxes	\$13,294	\$12,672	\$14,065
Total Expenses	\$38,122	\$34,687	\$38,863
Net Operating Profit	\$49,721	\$63,009	\$78,215
		Avg	\$63,648.00