

511 WARREN ST, HUDSON

3 STORIES, 2 UNITS

<u>General Information</u>	<u>UNIT 1</u> Commercial Retail Owner Occupied	<u>UNIT 2</u> 2 nd & 3 rd Floor Duplex Apartment Owner Occupied
RENT	\$45,000* Annual Rent *Owner will pay	\$48,000* Estimated Annual Rent as dictated by market conditions
BEDROOMS	0	4
BATHS	1/2 Bath	2 Baths
HEAT INCLUDED	2 Heating Systems, 3 Zones: 1 zone for each floor	2 Heating Systems, 3 Zones: 1 zone for each floor
ELECTRIC INCLUDED	3 Meters: 1-200 amp service & 2-100 amp services	3 Meters: 1-200 amp service & 2-100 amp services
HOT WATER INCLUDED	3 Hot Water Tanks	3 Hot Water Tanks
GARBAGE INCLUDED	No service used	No service used
APPLIANCES	Under counter refrigerator & freezer, utility sink, & washout sink.	2 nd floor: dishwasher, range, microwave, refrigerator, coffee maker. 3 rd floor: under counter refrigerator & freezer, and coffee maker.
TERMS	Owner will sign a lease	Owner occupied

<u>EXPENSES</u>	<u>PAID ANNUALLY</u>
TAXES	\$18,653.57
INSURANCE	\$3,000 approximately
WATER & SEWER	\$1,000
FUEL & ELECTRIC	\$3,000 approximately for the Duplex \$3,000 approximately for the retail space
GARBAGE	\$0
ANNUAL REGISTRATION FEES	\$150
TOTAL	\$28,804 approximately

ANNUAL POTENTIAL RENT ROLL	\$93,000
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*Notes: The potential rent for Unit 1 is based on the owner's proposed terms for a lease post-closing (please see the attached lease proposal). The potential rent for Unit 2 is based on current market conditions for the duplex.

A Collector's Eye LLC.

Tenant requirements for lease negotiations.

- One year lease for the first floor and basement with a guaranteed option to renew for one year at Tenant's first refusal with a 60-day review period.
- Lease amount to be at the current market rate for the first year with a maximum of 4% increase for the optional second year.
- Exclusive use of the first floor including window displays and sign bracket.
- Shared use of the covered entry for landlord's access to the apartment.
- Selective use of the entry door to access the display window.
- Exclusive use of the basement.
- Selective access to the basement by the landlord for inspections and repairs with adequate notice to ACE.
- Exclusive use of the rear entry and pad for deliveries and mechanical equipment.

Tenant responsibility:

- Maintenance and repair of first floor furnace, air conditioning and hot water equipment and systems including annual inspections.
- Maintenance and repair of the building alarm system including the inspections.
- ACE will be responsible for 80% of the annual costs for the alarm system monitoring and maintenance fees for the duration of the lease.
- Maintenance and repair of the first floor and basement lighting fixtures including the exterior vestibule lights and rear door light.
- Payment for first floor and basement utilities and services such as gas, electric, telephone, internet, point of sale and security.
- ACE will be responsible for 20% of the annual City water tax for the duration of the lease.

Landlord responsibility:

- Clear the sidewalk of snow and/or ice from edge to edge of the building façade and from vestibule to curb as per city ordinance.
- Clear the sidewalk and vestibule of leaves and debris during the fall season.
- Clean and repair any graffiti from the building façade in a timely manner.