

428 Wythe Offering Memorandum









Executive Summary

EXR, as Exclusive Agents, is proud to present 428 Wythe Avenue, a trophy mixed-use asset located in the heart of South Williamsburg. This is a rare opportunity to acquire a super-prime property featuring 37 luxury residential units and 18,000 SF of commercial space, currently fully leased to high-quality tenants.

The asset offers immediate, robust in-place rental income with significant upside potential in the market-rate residential units. Investors will benefit from exceptional expense protection through a 421-a tax abatement with three decades remaining, coupled with ICAP commercial tax exemptions.

Anchoring the vibrant corner of South 6th Street and Wythe Avenue, the property is being sold fully occupied with the benefit of an assumable mortgage. The surrounding South Williamsburg corridor has experienced rapid development, evolving into a premier dining and nightlife destination. With neighbors like Francie, Diner, Deux Chats, Mad Radio, and Lavender Lake, the area draws a steady stream of high-income residents and commercial patrons. 428 Wythe Avenue represents a secure, appreciating asset with a strong in-place cap rate in one of New York City's most dynamic neighborhoods.

Highlights









Huge Upside

New Development

421-a + ICAP

Premium Area





428 Wythe Avenue | Mixed-Use Multi-Family

ASKING PRICE

\$45,000,000

Unit Mix

UNIT TYPE	COUNT	TOTAL SQFT	% OF TOTAL
Retail	4	14,000	77,8%
Office	1	4,000	22,2%
Total Commercial	5	18,000	100%
UNIT TYPE	COUNT	AVG SQFT	% OF TOTAL
Studio	3	550	8.1%
1Bedroom	29	700	78.4%
2 Bedroom	2	950	5.4%
3 Bedroom	3	1,200	8.1%
Total Commercial	37	850	100%

Key Metrics

PRICING	
Purchase Price	\$45,000,000
Price Per Unit	\$1,071,429
Price Per Residential Unit	\$1,216,216
Total NRA	\$38,492
Price Per SF (NRA)	\$1,169
OCCUPANCY	
Residential Occupancy	37/37 Units (100%)
Commercial Occupancy	5/5 Units (100%)
YIELD	
Going-In Cap Rate	4.86%
Pro-Forma Cap Rate	5.69%
Property Taxes As % of EGI	0.00%
Avg Monthly Pro Forma Residential Rent	\$4,119/Unit





Income & Expenses

INCOME	INCOME	CURRENT	PRO FORMA
Gross Potential Residential Rent	Fully Occupied!	\$1,448,378	\$1,828,718
Gross Potential Commercial Rent	Fully Occupied!	\$961,928	\$961,928
Gross Income		\$2,410,306	\$2,790,646
Vacancy/Collection Loss	2%	\$(48,206)	\$(55.813)
Effective Gross Income		\$2,362,100	\$2.734.833
EXPENSES	NOTES	CURRENT	PRO FORMA
Property Taxes	421-a (6/36) & ICAP	\$-	\$-
Fuel	Gas	\$2.235	
Insurance		\$23.454	\$23.454
Water and Sewer		\$40.590	\$40.590
Repair and Maintenance	N/A	\$28.691	\$28.691
Common Electric		\$27.172	\$27.172
Superintendent/Janitor		\$48.011	\$48.011
Management Fee		\$-	\$-
General & Administrative		\$5.595	\$5.595
Total Expenses		\$175.747	\$173.513
NET OPERATING INCOME		\$2,186,353	\$2,561,321
Annual Commercial Revenue		92.56%	93.6%
Annual Residential Revenue		7.44%	6.34%



Rent Roll

COMMERCIAL

Unit	Floor	Use	Tenant	SQFT	Lease Start	Lease Expiration	Current Rent	Current PSF	Pro Forma Rent	Pro Forma PSF
101	1	Retail	Nachas Playgroup LLC,	9.500	3/1/2023	11/1/2028	\$40,000	\$51	\$40.000	\$51
102	1	Retail	Enterprise,	1.800	1/23/2020	3/31/2026	\$12,878	\$86	\$12.878	\$86
103	1	Retail	Atelier Beaute,	1.200	4/1/2021	11/19/2026	\$3,978	\$40	\$3.978	\$40
104	1	Retail	Atelier Beaute,	1.500	11/20/2019	11/19/2026	\$5,305	\$42	\$5.305	\$42
201	2	Office	Nachas Playgroup LLC,	4.000	3/1/2023	11/1/2028	\$18,000	\$54	\$18.000	\$54
Monthly Commercial Revenue 18,				18,000			\$80,161	\$55	\$80,161	\$55

RESIDENTIAL

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311 3 MRKT 498 1 1 - \$3,700 \$89 \$4,600 \$111 312 3 STAB 498 0 1 - \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$2,801 \$68 \$4,600 \$68 \$4,600 \$68 \$4,600 \$92 \$404 \$4 MRKT \$98 \$1 \$1 \$3,400 \$68 \$4,600 \$92 \$405 \$4 \$1AB \$1 \$1 \$3,400 \$68 \$4,600 \$92 \$405 \$4 \$181 \$1 \$1 \$3,400 \$68 \$4,600 \$92 \$407 \$456 \$2,774 \$56 \$2,774 \$56 \$2,707 \$56	309	3	MRKT	498	1	1		\$3,150	\$76	\$4,600	\$111
312 3 STAB 498 0 1 - \$2,801 \$67 \$2,801 \$67 \$2,801 \$67 \$401 4 MRKT 598 1 1 - \$3,445 \$69 \$4,600 \$92 \$4 MRKT 598 3 2 - \$5,250 \$105 \$8,000 \$161 \$403 4 MRKT 598 1 1 - \$3,400 \$68 \$4,600 \$92 \$404 4 MRKT 598 1 1 - \$3,400 \$68 \$4,600 \$92 \$404 4 MRKT 598 1 1 - \$3,400 \$68 \$4,600 \$92 \$404 4 MRKT 598 1 1 - \$3,400 \$68 \$4,600 \$92 \$405 4 \$7AB \$418 1 1 - \$2,817 \$81 \$2,817 \$81 \$406 4 \$7AB 598 1 1 - \$2,707 \$56 \$2,734 \$55 \$407 4 \$7AB 598 1 1 - \$2,707 \$56 \$2,734 \$55 \$4,600 \$111 \$409 4 MRKT 498 1 1 - \$3,105 \$77 \$4,600 \$111 \$410 4 MRKT 498 1 1 - \$3,400 \$82 \$4,600 \$111 \$410 4 MRKT 498 1 1 - \$3,400 \$82 \$4,600 \$111 \$411 4 MRKT 498 1 1 - \$3,400 \$82 \$4,600 \$111 \$411 4 MRKT 498 1 1 - \$3,400 \$82 \$4,600 \$111 \$411 4 MRKT 498 1 1 - \$3,400 \$82 \$4,600 \$111 \$412 4 \$7AB 598 2 1 - \$4,350 \$78 \$4,600 \$111 \$412 4 \$7AB 598 2 1 - \$4,350 \$77 \$5,600 \$112 \$502 \$5 \$7AB 598 1 1 - \$2,794 \$67 \$2,895 \$1,	310	3	MRKT	498	1	1		\$3,500	\$84	\$4,600	\$111
401 4 MRKT 598 1 1 - \$3,445 \$69 \$4,600 \$92 402 4 MRKT 598 3 2 - \$5,250 \$105 \$8,000 \$161 403 4 MRKT 598 1 1 - \$3,400 \$68 \$4,600 \$92 404 4 MRKT 598 1 1 - \$3,400 \$68 \$4,600 \$92 405 4 STAB 418 1 1 - \$2,817 \$81 \$2,817 \$81 406 4 STAB 598 1 1 - \$2,707 \$56 \$2,707 \$56 407 4 STAB 582 1 1 - \$2,707 \$56 \$2,707 \$56 408 4 MRKT 498 1 1 - \$3,195 \$77 \$4,600 \$111 409 4 MRKT 498 1 1 - \$3,500 \$84 \$4,600 \$111 410 4 MRKT 498 1 1 - \$3,250 \$78 \$4,600 \$111 411 4 MRKT 498 1 1 - \$3,250 \$78 \$4,600 \$111 412 4 STAB 498 0 1 - \$2,794 \$67 \$2,794 \$67 501 5 MRKT 598 2 1 - \$3,250 \$78 \$4,600 \$112 502 5 STAB 598 1 1 - \$2,692 \$54 \$2,692 \$54 503 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 504 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 598 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 598 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 598 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 448 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 498 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 498 1 1 - \$3,300 \$66 \$4,600 \$92 506 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 506 5 MRKT 498 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 498 1 1 - \$3,300 \$66 \$4,600 \$92 506 5 STAB 598 1 1 - \$3,300 \$66 \$4,600 \$91 509 5 MRKT 498 1 1 - \$3,300 \$66 \$4,600 \$91 509 5 MRKT 498 1 1 - \$3,300 \$66 \$4,600 \$91 509 5 MRKT 498 1 1 - \$3,300 \$66 \$4,600 \$91 509 5 MRKT 498 1 1 - \$3,300 \$66 \$4,600 \$91 500 6 MRKT 498 1 1 - \$3,300 \$60 \$4,600 \$111 500 6 MRKT 498 1 1 - \$3,300 \$60 \$4,600 \$111 500 6 MRKT 498 1 1 - \$3,300 \$60 \$4,600 \$111 500 6 MRKT 498 1 1 - \$3,300 \$60 \$4,600 \$111 500 6 MRKT 498 1 1 - \$3,300 \$60 \$4,600 \$111 500 6 MRKT 599 2 1 - \$3,300 \$60 \$4,600 \$111 500 6 MRKT 599 3 2 - \$4,200 \$66 \$8,000 \$126 Monthly Residential Revenue 50,492 42 40 \$120,698 \$72 \$152,393 \$90	311	3	MRKT	498	1	1		\$3,700	\$89	\$4,600	\$111
402	312	3	STAB	498	0	1		\$2,801	\$67	\$2,801	\$67
403	401	4	MRKT	598	1	1		\$3,445	\$69	\$4,600	\$92
404 4 MRKT 598 1 1 - \$3,400 \$68 \$4,600 \$92 405 4 STAB 418 1 1 - \$2,817 \$81 \$2,817 \$81 406 4 STAB 598 1 1 - \$2,7707 \$56 \$2,707 \$56 407 4 STAB 582 1 1 - \$2,707 \$56 \$2,707 \$56 408 4 MRKT 498 1 1 - \$3,195 \$77 \$4,600 \$111 409 4 MRKT 498 1 1 - \$3,500 \$84 \$4,600 \$111 410 4 MRKT 498 1 1 - \$3,500 \$82 \$4,600 \$111 410 4 MRKT 498 1 1 - \$3,500 \$82 \$4,600 \$111 410 4 <td>402</td> <td>4</td> <td>MRKT</td> <td>598</td> <td>3</td> <td>2</td> <td></td> <td>\$5,250</td> <td>\$105</td> <td>\$8,000</td> <td>\$161</td>	402	4	MRKT	598	3	2		\$5,250	\$105	\$8,000	\$161
405	403	4	MRKT	598	1	1		\$3,400	\$68	\$4,600	\$92
406	404	4	MRKT	598	1	1		\$3,400	\$68	\$4,600	\$92
406	405	4	STAB	418	1	1		\$2,817	\$81	\$2,817	\$81
408 4 MRKT 498 1 1 - \$3,195 \$77 \$4,600 \$111 409 4 MRKT 498 1 1 - \$3,500 \$84 \$4,600 \$111 410 4 MRKT 498 1 1 - \$3,400 \$82 \$4,600 \$111 411 4 MRKT 498 1 1 - \$3,250 \$78 \$4,600 \$111 412 4 STAB 498 0 1 - \$2,794 \$67 \$2,794 \$67 501 5 MRKT 598 2 1 - \$4,350 \$87 \$5,600 \$112 502 5 STAB 598 1 1 - \$2,692 \$54 \$2,692 \$54 503 5 STAB 598 1 1 - \$3,300 \$66 \$4,600 \$92 504 5 MRKT 418 1 1 - \$3,250 \$93 \$4,600 \$132<	406	4	STAB	598	1	1			\$55		\$55
409 4 MRKT 498 1 1 - \$3,500 \$84 \$4,600 \$111 410 4 MRKT 498 1 1 - \$3,400 \$82 \$4,600 \$111 411 4 MRKT 498 1 1 - \$3,250 \$78 \$4,600 \$111 412 4 STAB 498 0 1 - \$2,794 \$67 \$2,794 \$67 501 5 MRKT 598 2 1 - \$4,350 \$87 \$5,600 \$112 502 5 STAB 598 1 1 - \$2,692 \$54 \$2,692 \$54 503 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 504 5 MRKT 418 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 418 1 1 - \$3,255 \$93 \$4,600 \$132 </td <td>407</td> <td>4</td> <td>STAB</td> <td>582</td> <td>1</td> <td>1</td> <td></td> <td>\$2,707</td> <td>\$56</td> <td>\$2,707</td> <td>\$56</td>	407	4	STAB	582	1	1		\$2,707	\$56	\$2,707	\$56
410	408	4	MRKT	498	1	1		\$3,195	\$77	\$4,600	\$111
411 4 MRKT 498 1 1 - \$3,250 \$78 \$4,600 \$111 412 4 STAB 498 0 1 - \$2,794 \$67 \$2,794 \$67 501 5 MRKT 598 2 1 - \$4,350 \$87 \$5,600 \$112 502 5 STAB 598 1 1 - \$2,692 \$54 \$2,692 \$54 503 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 504 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 418 1 1 - \$3,250 \$93 \$4,600 \$132 506 5 STAB 598 1 1 - \$3,250 \$93 \$4,600 \$95 507 5 MRKT 498 1 1 - \$3,000 \$75 \$4,600 \$111 <td>409</td> <td>4</td> <td>MRKT</td> <td>498</td> <td>1</td> <td>1</td> <td></td> <td>\$3,500</td> <td>\$84</td> <td>\$4,600</td> <td>\$111</td>	409	4	MRKT	498	1	1		\$3,500	\$84	\$4,600	\$111
412 4 STAB 498 0 1 - \$2,794 \$67 \$2,794 \$67 501 5 MRKT 598 2 1 - \$4,350 \$87 \$5,600 \$112 502 5 STAB 598 1 1 - \$2,692 \$54 \$2,692 \$54 503 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 504 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 418 1 1 - \$3,250 \$93 \$4,600 \$132 506 5 STAB 598 1 1 - \$3,245 \$67 \$2,817 \$57 \$2,817 \$57 \$2,817 \$57 \$5 \$2,817 \$57 \$5 \$7 \$2,817 \$57 \$2,817 \$57 \$5 \$7 \$2,817 \$57 \$5 \$7 \$5,817 \$57 \$2,817 \$57	410	4	MRKT	498	1	1		\$3,400	\$82	\$4,600	\$111
501 5 MRKT 598 2 1 - \$4,350 \$87 \$5,600 \$112 502 5 STAB 598 1 1 - \$2,692 \$54 \$2,692 \$54 503 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 504 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 418 1 1 - \$3,250 \$93 \$4,600 \$132 506 5 STAB 598 1 1 - \$3,250 \$93 \$4,600 \$132 506 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 582 1 1 - \$3,245 \$67 \$4,600 \$95 508 5 MRKT 498 1 1 - \$3,000 \$75 \$4,600 \$111 <td>411</td> <td>4</td> <td>MRKT</td> <td>498</td> <td>1</td> <td>1</td> <td></td> <td>\$3,250</td> <td>\$78</td> <td>\$4,600</td> <td>\$111</td>	411	4	MRKT	498	1	1		\$3,250	\$78	\$4,600	\$111
502 5 STAB 598 1 1 - \$2,692 \$54 \$2,692 \$54 503 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 504 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 418 1 1 - \$3,250 \$93 \$4,600 \$132 506 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 582 1 1 - \$3,245 \$67 \$4,600 \$95 508 5 MRKT 498 1 1 - \$3,000 \$75 \$4,600 \$111 509 5 MRKT 498 1 1 - \$3,300 \$80 \$4,600 \$111 510 5	412	4	STAB	498	0	1		\$2,794	\$67	\$2,794	\$67
503 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 504 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 418 1 1 - \$3,250 \$93 \$4,600 \$132 506 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 582 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 582 1 1 - \$3,245 \$67 \$4,600 \$95 508 5 MRKT 498 1 1 - \$3,000 \$75 \$4,600 \$111 509 5 MRKT 498 1 1 - \$3,300 \$80 \$4,600 \$111 511 5	501	5	MRKT	598	2	1		\$4,350	\$87	\$5,600	\$112
504 5 MRKT 598 1 1 - \$3,300 \$66 \$4,600 \$92 505 5 MRKT 418 1 1 - \$3,250 \$93 \$4,600 \$132 506 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 582 1 1 - \$3,245 \$67 \$4,600 \$95 508 5 MRKT 498 1 1 - \$3,100 \$75 \$4,600 \$111 509 5 MRKT 498 1 1 - \$3,095 \$75 \$4,600 \$111 510 5 MRKT 498 1 1 - \$3,300 \$80 \$4,600 \$111 511 5 STAB 498 0 1 - \$2,902 \$70 \$2,902 \$70 601 6 STAB 759 2 1 - \$3,370 \$53 \$3,370 \$53 <td>502</td> <td>5</td> <td>STAB</td> <td>598</td> <td>1</td> <td>1</td> <td></td> <td>\$2,692</td> <td>\$54</td> <td>\$2,692</td> <td>\$54</td>	502	5	STAB	598	1	1		\$2,692	\$54	\$2,692	\$54
505 5 MRKT 418 1 1 - \$3,250 \$93 \$4,600 \$132 506 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 582 1 1 - \$3,245 \$67 \$4,600 \$95 508 5 MRKT 498 1 1 - \$3,100 \$75 \$4,600 \$111 509 5 MRKT 498 1 1 - \$3,095 \$75 \$4,600 \$111 510 5 MRKT 498 1 1 - \$3,300 \$80 \$4,600 \$111 511 5 STAB 498 0 1 - \$2,902 \$70 \$2,902 \$70 601 6 STAB 759 2 1 - \$3,370 \$53 \$3,370 \$53 602 6 MRKT 759 3 2 - \$4,200 \$66 \$8,000 \$126 </td <td>503</td> <td>5</td> <td>STAB</td> <td>598</td> <td>1</td> <td>1</td> <td></td> <td>\$2,817</td> <td>\$57</td> <td>\$2,817</td> <td>\$57</td>	503	5	STAB	598	1	1		\$2,817	\$57	\$2,817	\$57
506 5 STAB 598 1 1 - \$2,817 \$57 \$2,817 \$57 507 5 MRKT 582 1 1 - \$3,245 \$67 \$4,600 \$95 508 5 MRKT 498 1 1 - \$3,100 \$75 \$4,600 \$111 509 5 MRKT 498 1 1 - \$3,095 \$75 \$4,600 \$111 510 5 MRKT 498 1 1 - \$3,300 \$80 \$4,600 \$111 511 5 STAB 498 0 1 - \$3,300 \$80 \$4,600 \$111 501 6 STAB 759 2 1 - \$3,370 \$53 \$3,370 \$53 602 6 MRKT 759 3 2 - \$4,200 \$66 \$8,000 \$126 Monthly Residential Revenue 20,492 42 40 \$120,698 \$72 \$152,393 \$90 <	504	5	MRKT	598	1	1		\$3,300	\$66	\$4,600	\$92
507 5 MRKT 582 1 1 - \$3,245 \$67 \$4,600 \$95 508 5 MRKT 498 1 1 - \$3,100 \$75 \$4,600 \$111 509 5 MRKT 498 1 1 - \$3,095 \$75 \$4,600 \$111 510 5 MRKT 498 1 1 - \$3,300 \$80 \$4,600 \$111 511 5 STAB 498 0 1 - \$2,902 \$70 \$2,902 \$70 601 6 STAB 759 2 1 - \$3,370 \$53 \$3,370 \$53 602 6 MRKT 759 3 2 - \$4,200 \$66 \$8,000 \$126 Monthly Residential Revenue 20,492 42 40 \$120,698 \$72 \$152,393 \$90 Annual Commercial Revenue	505	5	MRKT	418	1	1		\$3,250	\$93	\$4,600	\$132
508 5 MRKT 498 1 1 - \$3,100 \$75 \$4,600 \$111 509 5 MRKT 498 1 1 - \$3,095 \$75 \$4,600 \$111 510 5 MRKT 498 1 1 - \$3,300 \$80 \$4,600 \$111 511 5 STAB 498 0 1 - \$2,902 \$70 \$2,902 \$70 601 6 STAB 759 2 1 - \$3,370 \$53 \$3,370 \$53 602 6 MRKT 759 3 2 - \$4,200 \$66 \$8,000 \$126 Monthly Residential Revenue 20,492 42 40 \$120,698 \$72 \$152,393 \$90 Annual Commercial Revenue \$961,928 \$1,448,378 \$1,828,718	506	5	STAB	598	1	1		\$2,817	\$57	\$2,817	\$57
509 5 MRKT 498 1 1 - \$3,095 \$75 \$4,600 \$111 510 5 MRKT 498 1 1 - \$3,300 \$80 \$4,600 \$111 511 5 STAB 498 0 1 - \$2,902 \$70 \$2,902 \$70 601 6 STAB 759 2 1 - \$3,370 \$53 \$3,370 \$53 602 6 MRKT 759 3 2 - \$4,200 \$66 \$8,000 \$126 Monthly Residential Revenue 20,492 42 40 \$120,698 \$72 \$152.393 \$90 Annual Commercial Revenue \$961,928 \$961,928 Annual Residential Revenue \$1,448,378 \$1,828,718	507	5	MRKT	582	1	1		\$3,245	\$67	\$4,600	\$95
510 5 MRKT 498 1 1 - \$3,300 \$80 \$4,600 \$111 511 5 STAB 498 0 1 - \$2,902 \$70 \$2,902 \$70 601 6 STAB 759 2 1 - \$3,370 \$53 \$3,370 \$53 602 6 MRKT 759 3 2 - \$4,200 \$66 \$8,000 \$126 Monthly Residential Revenue 20,492 42 40 \$120,698 \$72 \$152.393 \$90 Annual Commercial Revenue \$961,928 \$961,928 Annual Residential Revenue \$1,448,378 \$1,828,718	508	5	MRKT	498	1	1		\$3,100	\$75	\$4,600	\$111
511 5 STAB 498 0 1 - \$2,902 \$70 \$2,902 \$70 601 6 STAB 759 2 1 - \$3,370 \$53 \$3,370 \$53 602 6 MRKT 759 3 2 - \$4,200 \$66 \$8,000 \$126 Monthly Residential Revenue 20,492 42 40 \$120,698 \$72 \$152.393 \$90 Annual Commercial Revenue \$961,928 \$961,928 \$961,928 \$1,828,718	509	5	MRKT	498	1	1		\$3,095	\$75	\$4,600	\$111
601 6 STAB 759 2 1 - \$3,370 \$53 \$3,370 \$53 602 6 MRKT 759 3 2 - \$4,200 \$66 \$8,000 \$126 Monthly Residential Revenue 20,492 42 40 \$120,698 \$72 \$152.393 \$90 Annual Commercial Revenue \$961,928 \$961,928 Annual Residential Revenue \$1,448,378 \$1,828,718	510	5	MRKT	498	1	1		\$3,300	\$80	\$4,600	\$111
602 6 MRKT 759 3 2 - \$4,200 \$66 \$8,000 \$126 Monthly Residential Revenue 20,492 42 40 \$120,698 \$72 \$152.393 \$90 Annual Commercial Revenue \$961,928 \$961,928 Annual Residential Revenue \$1,448,378 \$1,828,718	511	5	STAB	498	0	1		\$2,902		\$2,902	\$70
Monthly Residential Revenue 20,492 42 40 \$120,698 \$72 \$152.393 \$90 Annual Commercial Revenue \$961,928 \$961,928 \$961,928 \$1,448,378 \$1,828,718	601	6	STAB	759	2	1		\$3,370	\$53	\$3,370	\$53
Annual Commercial Revenue \$961,928 \$961,928 Annual Residential Revenue \$1,448,378 \$1,828,718	602	6	MRKT	759	3	2		\$4,200	\$66	\$8,000	\$126
Annual Residential Revenue \$1,448,378 \$1,828,718	Month	nly Reside	ential Revenue	20,492	42	40		\$120,698	\$72	\$152.393	\$90
	Annua	Annual Commercial Revenue					\$961,928		\$961,928		
ACTUAL PRO FORMA	Annua	al Residen	tial Revenue					\$1,448,378		\$1,828,718	
								ACTUAL		PRO FORMA	

\$2,410,306



Total Annual Building Revenue

\$2,790,646



















Future forward

EXR was born in an emerging markets landscape that required us to live on the cutting-edge of retail and office transformation. Many of our signature transactions have helped redefine and trailblaze what's possible in markets both new and old.

John Le Vine

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