

CIRCLE SQUARE – 832 Main Street 100% OCCUPIED

	Square Feet	Monthly Rent
<u>1st floor</u>		
Hudon Jewelry	890	\$1925 + Utilities
Flower Sticks	750	1200 + Utilities
European Skincare	440	850 + Utilities
Magnolia Hair Salon	500	725 + Utilities
Hounds of Osterville	436	795 + Utilities
Real Estate Center	350	500 + Utilities
 <u>2nd floor</u>		
Miller & Shortsleeves	440	650 + Utilities
Washington Trust Financial	350	495 + Utilities
Homecare Prop Mgmt	450	625 + Utilities
Dr. Paul Laemmle	300	545 + Utilities
Thomas Harry Clear Sailing Fin	200	350 + Utilities
Ellen Harmansky	150	350
Total	<u>5256</u>	<u>\$9010 Monthly</u>

Total \$108,120 per year

**DOES NOT INCLUDE
COMMON AREAS OR
BASEMENT**

7800 sq. ft.

+ Each unit pays electricity
Monthly

Rents for some units have not been adjusted or increased for years.

CIRCLE SQUARE 2010

\$7075.0	INSURANCE
7113.0	TAXES
1260.0	DUMPSTER
1205.0	PLOWING
2000.0	MISC
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\$19,033	

ELECTRICITY PAID BY TENANTS 100% IS \$18,996 FOR 2010

CIRCLE SQUARE 832 MAIN STREET, OSTERVILLE, MA

To Whom It May Concern:

The rents for most (not all) units have not been increased for years.

The tenants are all tenants at will without leases.

The heating and air conditioning and all electricity averages \$1583.00 per month which is paid by the tenants.