

# ***175 Boynton Ave***

## **Total Cost of Bills for 2020:**

Electric/Water: \$2,540.81  
Garbage: \$324  
Insurance: \$1,538.84  
Lawn Care: \$400.00  
Snow Removal: \$755.00  
Mortgage/Taxes: \$14,803.32

## **Total Income for 2020:**

\$18,800

## **Total Cost for 2020:**

\$20,361.97

## **NET LOSS FOR 2020:**

\$1,561.97

Note: Mass Mutual moved out November 1, 2020, therefore we are no longer receiving rent from them. MORE Business continues to operate out of the back office and pay \$400/month for rent.

To whom it may concern:

Unfortunately, many businesses have been affected this year due to COVID. Mass Mutual was one of them. We have had the same occupants at 175 Boynton Ave in the City of Plattsburgh since we bought the building in 2015. In fact, we bought the building for them to rent. Despite reducing their rent in half, Mass Mutual had to move out due to a lack of business from COVID. It has now become a hardship on us, the business owners to continue to pay for this building that is now costing more than what it is bringing in for income.

175 Boynton Ave has been on the market since May 2020. We have had 2 offers, the first offer was in late July 2020, was well below market value. This current offer, once again below market value, but it is more reasonable. The prospective buyer (Jim Wheelin) wants to put his established flower shop (Mossbrook) in the front office space while keeping MORE Business in their current location in the back of the building.

Allowing this variance, will allow us to sell this building and end the financial hardship and burden it is having on our family. In 2015, we obtained a variance to allow this building to be used as an office space, as it was the old Yankee Medical Building.

Thank you, for your time and consideration for this much needed variance.

Shawn Davies and Stephanie Boswell-Davies  
Owners of 175 Boynton Ave