

56 - 58 Vineyard Avenue, Highland NY
Client Supplied Actual & Proforma Revenue, Expenses, & CAP Valuations

Actual		Buyer Opportunity - Scenario #1		Buyer Potential - Scenario #2				
Revenue	Monthly	Annual	Revenue	Monthly	Annual	Revenue	Monthly	Annual
Commercial 1 - Pizza	\$ 2,000	\$ 24,000	Commercial 1 - Pizza	\$ 2,300	\$ 27,600	Commercial 1 - Pizza	\$ 2,300	\$ 27,600
Commercial 2 - Philippine	\$ 2,300	\$ 27,600	Commercial 2 - Philippine	\$ 2,500	\$ 30,000	Commercial 2 - Philippine	\$ 2,500	\$ 30,000
Apartment - 2 Bed Room	\$ 2,200	\$ 26,400	Apartment - 2 Bed Room	\$ 2,300	\$ 27,600	Apartment - 2 Bed Room	\$ 2,300	\$ 27,600
Apartment - 1 Bed Room	\$ 1,400	\$ 16,800	Apartment - 1 Bed Room	\$ 1,500	\$ 18,000	Apartment - 1 Bed Room	\$ 1,500	\$ 18,000
Apartment - 1 Bed Room	\$ 900	\$ 10,800	Apartment - 1 Bed Room	\$ 1,300	\$ 15,600	Apartment - 1 Bed Room	\$ 1,300	\$ 15,600
						Basement Storage	\$ 500	\$ 6,000
						Basement Venue	\$ 1,200	\$ 14,400
						Shed Venue	\$ 1,200	\$ 14,400
Total Revenue	\$ 8,800	\$ 105,600	Total Revenue	\$ 9,900	\$ 118,800	Total Revenue	\$ 12,800	\$ 153,600
Expenses			Expenses			Expenses		
Taxes		\$ 12,721	Taxes		\$ 12,721	Taxes		\$ 12,721
Water & Sewer		\$ 2,017	Water & Sewer		\$ 2,017	Water & Sewer		\$ 2,017
Insurance		\$ 5,293	Insurance		\$ 5,293	Insurance		\$ 5,293
Trash - Common		\$ 1,006	Trash - Common		\$ 1,006	Trash - Common		\$ 1,006
Utilities - Common - Electric			Utilities - Common - Electric			Utilities - Common - Electric		
Utilities - Common - Other			Utilities - Common - Other			Utilities - Common - Other		
Fire Inspection		\$ 230	Fire Inspection		\$ 230	Fire Inspection		\$ 230
Other			Other			Other		
Other			Other			Other		
Other			Other			Other		
Total Expenses		\$ 21,266	Total Expenses		\$ 21,266	Total Expenses		\$ 21,266
Earnings - EBITDA			Earnings - EBITDA			Earnings - EBITDA		
Revenue		\$ 105,600	Revenue		\$ 118,800	Revenue		\$ 153,600
Expense		\$ 21,266	Expense		\$ 21,266	Expense		\$ 21,266
Income		\$ 84,334	Income		\$ 97,534	Income		\$ 132,334
Cap Rate	Property Valuation		Cap Rate	Property Valuation		Cap Rate	Property Valuation	
5%	\$1,686,679		5%	\$1,950,679		5%	\$2,646,679	
6%	\$1,405,566		6%	\$1,625,566		6%	\$2,205,566	
7%	\$1,204,770		7%	\$1,393,342		7%	\$1,890,485	
8%	\$1,054,174		8%	\$1,219,174		8%	\$1,654,174	