



911 South Street, Peekskill, NY 10566 P&L Statement

Rent roll:

Loft 1: \$1,925 per month, annual rent: \$23,100

Loft 2: \$2,400 per month, annual rent: \$28,800

Office: \$1,050 per month, annual rent: \$12,600

Restaurant: \$4,000 per month, annual rent: \$48,000

Ice cream parlor/lounge: \$2,250 per month, annual rent: \$27,000

Total rent: monthly \$11,625 x 12 = \$139,500 annual

Expenses:

Taxes: \$23,494

Insurance: \$8,307

Water: \$600 (Water bill paid by restaurant, which includes water for other units.

Landlord provides a

\$50/month credit off the rent for water to offset the usage from other units)

Alarm: \$300 (Alarm expense is \$600/year (\$50/month); restaurant pays half)

Electric: \$1,000

Total expenses: \$31,101

Net Income: \$108,399

Listing Price: \$1,375,222

Cap Rate: 7.9%