

615 E 22nd St, Paterson, NJ 07514 (Inc. & Exp.)

| Apt # | Unit Breakdown | Rent (Per month) |
|-------|-------------------|------------------|
| 1 | Commercial | \$1,850.00 |
| 2 | Commercial | \$1,700.00 |
| 3 | 2 Beds / 1 baths | \$1,800.00 |
| 4 | 4 Beds / 1.5 bath | \$3,000.00 |

| Expenses | Monthly |
|-------------------|-------------------|
| Taxes | \$1,526.69 |
| Insurance | \$333.33 |
| Vacancy/Manage. | \$632.00 |
| Sewer/ Cold Water | \$300.00 |
| TOTAL | \$2,792.02 |

| # of Units |
|------------|
| 4 |

| Total Expenses | |
|----------------|-------------|
| Monthly | \$2,792.02 |
| Yearly | \$33,504.35 |

| | | |
|--------------------------------|--|--------------|
| Total Monthly Rents | | \$8,350.00 |
| Total Monthly Expenses | | -\$2,792.02 |
| Net Operating Income (Monthly) | | \$5,557.98 |
| Total Gross Annual Rent | | \$100,200.00 |
| Total Annual Expenses | | -\$33,504.35 |
| Annual Net Operating Income | | \$66,695.76 |

- * Tenants pay their own utilities (Gas, Electric, Water)
- * Seller pays cold water and sewer