

		100 1/2 Kingston Ave Port Jervis NY			
		Asking Price	\$1,300,000.00		
		RENT ROLL			
	Unit	Unit Description	Rent Per Month	Rent Per Year	Leased?
	1	3 bed 2 bath	\$1,800.00	\$21,600.00	Y
	2	3 bed 2 bath	\$1,800.00	\$21,600.00	Y
	3	3 bed 2 bath	\$1,800.00	\$21,600.00	Y
	4	3 bed 2 bath	\$1,800.00	\$21,600.00	Y
	5	2 bed 1 1/2 bath	\$1,650.00	\$19,800.00	Y
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
		TOTAL GROSS INCOME:	\$8,850.00	\$106,200.00	
		EXPENSES			
		Description	Per Month	Per Year	
		Taxes	\$702.17	\$8,426.00	
		Electric	\$0.00	\$0.00	Tenants pay
		Heating	\$0.00	\$0.00	Tenants pay
		Insurance	\$291.67	\$3,500.00	
		Trash	\$262.56	\$3,150.72	

		Water/sewer		\$133.33		\$1,600.00	
		Landcape/snow removal		\$41.67		\$500.00	
		Maintence (repair)		\$0.00			
		Vacancy rate (5%)		\$442.50			
		Management (5%)		\$442.50			
		Total Expenses	\$2,316.39			\$17,176.72	
		Gross Operating Income		\$8,850.00		\$106,200.00	
		Net Operating Income		\$6,533.61		\$89,023.28	
		Cap Rate				6.85%	
		Suggested purchase price					
		8 CAP					
		10 CAP					