

	696 Rt 590 Apt 4, Lackawaxen, PA 18435-9727					
	Asking Price		\$500,000.00			Less Damage-
	RENT ROLL					
	Unit	Unit Description	Rent Per Month	Rent Per Year	Leased?	
	1	1200 sqft Store front, 1/2 bath	\$1,500.00	\$18,000.00	N	
	2	Studio 1 bath (shares store electric)	\$800.00	\$9,600.00	Y	
	3	Studio 1 bath	\$800.00	\$9,600.00	Y	
	4	Studio 1 bath	\$800.00	\$9,600.00	Y	
	5	Studio 1 bath	\$800.00	\$9,600.00	Y	
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
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				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
				\$0.00		
		TOTAL GROSS INCOME:	\$4,700.00	\$56,400.00		
	EXPENSES					
	Description	Per Month	Per Year			
	Taxes	\$313.57	\$3,762.80			
	Electric	\$333.33	\$4,000.00	(For store and 1 apartment)		
	Heating	\$0.00	\$0.00	Tenants pay		
	Insurance	\$291.67	\$3,500.00	estimated		
	Trash	\$175.00	\$2,100.00	estimated		
	Water/sewer	\$0.00		Well Septic		
	Landcape/snow removal	\$41.67	\$500.00			
	Maintence (repair)	\$166.67	\$2,000.00			

		Vacancy rate (5%)		\$235.00		\$2,820.00	
		Management (5%)		\$235.00		\$2,820.00	
		Total Expenses	\$1,791.90			\$21,502.80	
		Gross Operating Income		\$4,700.00		\$56,400.00	
		Net Operating Income		\$2,908.10		\$34,897.20	
		Cap Rate				6.98%	