Glenrock House proforma P&L

EXPENSES				Monthly		Annual		
Property tax				$	530	$	6,360	*Property taxes are due in June and Dec.
Water				$	250	$	3,000	
Insurance				$	300	$	3,600	
Gas				$	50	$	600	
Electric				$	450	$	5,400	
Elevator service				$	150	$	1,800	
Sprinkler / fire alarm inspection				$	50	$	600	*Monthly inspections and annual service
Total				**$**	**1,780**	**$**	**21,360**	
INCOME	**sqft**	**Base Rent**		**NNN**		**Total**		
1st floor	1,950	$	3,000	$	400	$	40,800	
2nd floor	1,950	$	1,800	$	500	$	27,600	
3rd flor	1,950	$	1,950	$	580	$	30,360	
4th Floor	1,950	$	1,850	$	580	$	29,160	
Total				**$**	**2,060**	**$**	**127,920**	
Net income		$	103,200			$	106,560	$ 3,360 reserve overage recapture
Cap rate @ $1,395,000							**7.6%**	