

2275 Route 104



Monthly Break Down

	Lot rent	Trailer rent	Years at Property
Lot 1	\$ 380.00	\$ 20.00	7
Lot 2	\$ 380.00	\$ 20.00	7
Lot 3	\$ 380.00	\$ 20.00	7
Lot 4	\$ 380.00	\$ 20.00	4
Lot 5	\$ 400.00	Privately owned	6
House		\$ 1,400.00	3
Totals	\$ 1,920.00	\$ 1,480.00	

All rents are current

All are month to month tenants

No Security deposits

Proforma Income and Expenses with Current Occupancy

Income

Lot Rents	\$ 1,920.00	12	\$23,040.00
trailer rent	\$ 80.00	12	\$ 960.00
House rental	\$ 1,400.00	12	\$16,800.00
Total income			<u>\$40,800.00</u>

Expenses

taxes	school	\$ 4,626.02
	town and county	<u>\$ 2,569.32</u>
		\$ 7,195.34
garbage		\$ 700.00
water sewer		\$ 2,800.00
Snow	estimate	\$1,500.00
Lawn	estimate	\$1,500.00
insurance	estimate	<u>\$ 2,500.00</u>
		<u>\$ 9,000.00</u>
Total Estimated expenses		\$16,195.34

Net Operating Income	\$ 24,604.66
Cap Rate	4.9%
Offering Price	\$499,000.00