

Rent Roll & Expenses Pro-Forma

Property Address: 377 McLean Ave, Yonkers, NY 10705

Square Footage: 8,214



Tenant	Unit #	Retail	Total Sq. Ft.	Lease Term	Lease Start	Lease End	Monthly Rent	Annual Rent	Parking
	1	Broker	450	M/M			\$1,000.00	\$12,000.00	
	2	Plumber	450	M/M			\$1,100.00	\$13,200.00	
	3	Pottery Store	900	M/M			\$1,100.00	\$13,200.00	
	4	Heating Supply	2,300	M/M			\$5,750.00	\$69,000.00	
	LL	Heating Supply	4,107	M/M			\$6,845.00	\$82,140.00	
			8,207						
RENT INCLUDES ANY ADDITIONAL PARKING CHARGES									
						Totals	\$15,795.00	\$189,540.00	

Exp:

Taxes	\$19,849.00	Actual
Insurance	\$8,500.00	Estimate
Con-Ed	\$9,578.00	Actual
Heating Oil	\$5,460.00	Actual
Water	\$378.00	Actual
Repairs	\$1,500.00	Actual
Plowing	\$1,200.00	Estimate
Pest	\$250.00	Actual
Total	\$46,715.00	
NOI	\$142,825.00	

#4 and LL will be vacant upon closing.