Income		
	Rent	Proforma
84 Jefferson Unit 1 (3 beds/2bath)	2,230.00	2,300.00
84 Jefferson Unit 2 (4 beds/1bath)	1,886.21	2,500.00
84 Jefferson Unit 3 (3 beds/1bath)	2,300.00	2,300.00
Laundry	150.00	150.00
84 Jefferson Unit 1 (2 beds/1bath)	1,408.00	2,000.00
84 Jefferson Unit 1 (3 beds/2bath)	1,607.00	2,200.00
Parking lot	400.00	800.00
Monthly Rent	9,981.21	12,250.00
Annual Rent	**119,774.52**	**147,000.00**
Expenses		
Insurance	6,500.00	6,500.00
Tax	20,416.00	20,416.00
Water	5,670.00	5,670.00
PSEG Heat/Electric	2,400.00	2,400.00
Sewer	1,493.00	1,493.00
Maintenance	2500.00	
Pest Control	500.00	500.00
Total Expenses	**39,479.00**	**39,479.00**
NOI	**80,295.52**	**107,521.00**