

Southbound Enterprises LLC

REAL ESTATE SALES, LEASING, DEVELOPMENT, AND MANAGEMENT

RESIDENTIAL | COMMERCIAL | INDUSTRIAL | INVESTMENT | LAND | MINERALS



750 Airbrake Ave. Wilmerding, PA 15148 Allegheny County

P&L Statement

Effective 6-1-23

750 Airbrake Ave. - Ask Price	\$190,000
750 Airbrake - Bearco Sign Company	\$1,500
753 Middle - Vacant	\$0
Average Gross Monthly Income	\$1,500
Average Gross Annual Income (GAI)	\$18,000
Estimated Annual Water & Sewage	-\$150
Estimated Insurance	-\$1,000
Actual Real Estate Taxes	-\$3,038
Expense Total	-\$4,188
Net Operating Income (NOI)	\$13,812
Cap Rate (NOI / Ask Price)	7.27%

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