

Crifasi
Commercial
Real Estate
 79-47 Metropolitan Ave
 Middle Village, NY 11379
 Office: 718-894-8700 Fax: 718-894-9181



INCOME AND EXPENSES

68-03 and 68-05 76th Street, Middle Village, NY 11379

Income:	Present	Monthly Projected
68-03 Store	vacant	\$2,000
68-03 1 b	vacant	\$2,400
68-03 3 bdrm	\$1,250 no lease	\$3,000
68-05 3bdrm	vacant	\$3,000
68-05 3bdrm	\$1,250 no lease	\$3,000
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		\$13,400

Gross Income:

\$160,800 Yearly

Yearly Expenses:

68-03

RE Taxes: \$10,448

W/S Tax \$ 2,000

Insurance \$ 2,500

Electric \$ 600

68-05

RE Taxes: \$ 8,792

W/S Tax \$ 1,500

Insurance \$ 2,500

Electric \$ 600

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Expenses: \$28,940

Net Income: \$131,860

Projected cap return 8.8% Cap

The above numbers are projected and subject to errors and omissions