



285 St. Marks Place • Staten Island • New York • 10301

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## Income & Expense Analysis

**PROPERTY DESCRIPTION:** This property located at 136 Prospect Street (Block #513, Lot #66) consisting of approx. 2,000 Sq. Ft. building with full unfinished basement & 2,600 SF Warehouse / Garage (Vacant). The 1st & 2nd floors include (1) - (5) room apartment and (1) - (6) room apartment. The property is located off Van Duzer Street with a gated driveway for rear warehouse / garage access. The site is on a quiet private block with access to transportation. It is in walking distance to St. George Ferry and the main Commercial Thoroughfare of Bay Street. Convenient to all Shops, Schools and access to the SI Expressway etc. The property is an excellent investment or Owner occupant for any small business to have their shop / office / garage with the additional residential income to off-set expenses. This is a broker owner listing.

	<b>Actual</b>
<b>Gross Annual Income:</b>	<b>\$ 80,100</b>
<b>Expenses:</b>	
Real Estate Taxes	\$ 4,830
Water & Sewer	\$ 1,600
Insurance	\$ 3,000
Vacancy / Bad Debt 3%	\$ 2,403
Repairs & Maint. 5%	\$ 4,005
Management Fee 3%	\$ 2,403
Legal/Accounting	\$ 450
<b>Total Expenses</b>	<b>\$ 18,691</b>
<b>Net Operating Income</b>	<b>\$ 61,409</b>
 <b>Rental Breakdown:</b>	
1st Floor Apt.	\$ 1,275
2nd Floor Apt.	\$ 1,400
Warehouse / Garage (Vacant)	\$ 4,000
<b>Total Monthly rent</b>	<b>\$ 6,675</b>
<b>Gross Annual Income</b>	<b>\$ 80,100</b>

**\*\* Warehouse / Garage is currently vacant.**

**Asking Price: \$989,000.00**