

**391 CENTRAL AVENUE
INCOME AND EXPENSES**

<u>Rent</u>	<u>SqFt</u>	<u>Bedrooms</u>	
Apt # 1	668	2BR/1Bath	\$1,825.00
Apt # 2	705	2BR/1Bath	\$1,795.00
Apt # 3	732	2BR/1Bath	\$1,795.00
Apt # 4	732	2BR/1Bath	\$1,715.00
Apt # 5	644	2BR/1Bath	\$1,650.00
Apt # 6	732	2BR/1Bath	\$1,625.00
COMM	1377		\$3,502.00

Monthly: \$13,907.00

Annual Gross: \$166,884.00

Expenses

Taxes	\$ 40,848.74
Insurance	\$ 3,150.00
Water/Sewer	\$ 3,750.00
PSEG	\$ 1,250.00
Repairs & Maintenance	\$ 2,400.00
Super	\$ 3780.00
Misc	\$ 1668.84

Annual Expenses \$ 56,847.58

Net Operating Income \$ 110,036.42