

Return Investment Sheet

Address: 137 Ellison St
Paterson, NJ

Info: 28,524SQFT -LOOKING FOR A 1031 EXCHANGE? LOOK NO FURTHER.
APPROX 9% CAP - SCHOOL 15 CLASSROOMS, 2 CAFETERIA

Income [month]		
Entire Building	\$342,000.00	
Towards Taxes	\$ 25,000.00	

Expenses [year]	
OWNER Taxes:	\$ 50,000.00
Heat:	
Water	
Sewer	
Insurance	\$ 20,000.00
Maintenance	
Elec/Util	
Garbage	
Miscellaneous	

Total Income:	\$30,583 a month
	\$ 366,996.00 a year

Total Expenses:	\$ 5,833.33 a month
	\$ 70,000.00 a year

Gross Operating Income	GOI	\$ 366,996.00
Total Operating Expenses	TOE	\$ 70,000.00
Net Operating Income	NOI	\$ 296,996.00

Price	Down Payment		Loan Amount	Interest Rate	Term		Monthly mortgage	Yearly mortgage	True net	Cash/Cash % return on DP	Cap NOI/Price
	%	Amount			year	months					
\$3,500,000	25.00%	\$ 875,000.00	#####	7.00%	30	360	\$17,464.19	\$209,570.29	\$ 87,425.71		