

2717 Bergenline Avenue, Union City, NJ 07087
Investment Property (2 stores & 4 rental units)

INCOME

<u>Unit Description</u>	<u>Amount</u>	<u>Brms</u>	<u>Lease</u>
Store 1	\$ 1,545		N/A
Store 2	\$ 1,500		N/A
Apt 1F	\$ 1,311.14	3	M2M
Apt 1(studio)	\$ 620.00	0	M2M
Apt 2	\$ 1,060.00	1	M2M
Apt3	<u>\$ 920.00</u>	1	M2M
TOTAL MONTHLY INCOME	\$ 6,956.14 X 12 =		\$ 83,473.68

EXPENSE (yearly)

Taxes	\$ 16,144.00
Insurance	\$ 7,298.31
PSE&G	\$ 4,200.00
Water	\$ 3,500.00
Sewer	<u>\$ 5,200.00</u>

TOTAL YEARLY EXPENSE: **\$ 36,342.31**