

## INCOME AND EXPENSES FOR THE COLLECTORS EYE

### INCOME

<u>BUILDING</u>	<u>MONTHLY</u>
COLLECTORS EYE	\$9615.00
COBBLE HOUSE	\$ 2,200.00 (Below market rate, month to month tenant)
TANNERY	\$ 2,400.00 (Rented July 16 <sup>th</sup> , 2024 thru July 15 <sup>th</sup> , 2025).
<u>MAIN HOUSE</u>	<u>\$ 5,000.00 ( Projected rental income).</u>
MONTHLY INCOME	\$19,925.00 ANNUAL INCOME OF \$239,100

### EXPENSES

PROPERTY INSUR	\$ 441.00
BUSINESS INSUR	\$ 255.00
TAXES	\$1,597.00
HEATING OIL	\$ 330.00 (House & Barn) (Tenants pay heat at Tannery & Cobble House)
ELECTRIC	\$ 600.00 ( For all structures)
WIFI & PHONE	\$ 138.00
LAWN & SNOW CARE	\$ 246.00
REPAIRS/MAINT	\$ 750.00
BARN MANAGEMENT	\$ 750.00

MONTHLY EXPENSES \$5,107.00

MONTHLY INCOME \$ 19,925.00

MONTHLY EXPENSES \$ - 5,107.00

\$ 14,818.00 X 12 MONTHS = NET ANNUAL INCOME OF \$177,816.00

Skate House currently used as owners storage with electricity and heat adjacent to the pond.