

78-14 Roosevelt Ave, Unit A, Jackson Heights

Tenant	SF	Monthly Rent \$	Annual Rent \$	Annual Increases	Term Remaining
99 Cents	5,281	22,428	269,137	2.0%	4 Years
Ed Center	5,281	16,075	192,900	2.5%	5 Years
<i>Total</i>	<i>10,562</i>	<i>38,503</i>	<i>462,036</i>		

Annual Expenses:

Taxes:	42,092 (Tenants pay \$35,381)
Insurance:	46,504
Water:	0 (Tenant pays)
Utilities:	0 (Tenant pays)
Maintenance:	<u>1,500</u>
Total:	90,096

Operating Income: **$\$462,036 - \$90,096 = \$371,940$**