

180 Getty Ave, Clifton

Mortgage

EXPENSES	Monthly	Annually		
Tax \$	\$ 4,000	\$ 48,000		
Insurance \$	\$ 1,500	\$ 18,000	23,725 SqFt	
Insurance Flood	\$ -			
Water/Sewer	\$ 400	\$ 4,800		
Repairs	\$ 1,250	\$ 15,000		
Heat/PSEG	\$ 400	\$ 4,800		
Other / Contingency		\$ -		
Total Expenses	\$7,550	\$ 90,600		

INCOME	Sqft	Current Rent	PPSQFT	Potential Rent
Unit 1 Brownstone liquidator	10,000	\$13,500	\$16	\$13,500
Unit 2 Backyard Tinting	4,000	\$4,700	\$14	\$4,700
Unit 3	3,900	\$0	\$0	\$6,200
Unit 4 Issa Bakery	1,500	\$3,000	\$24	\$3,000
Unit 5 Universal plumbing	1,000	\$2,000	\$24	\$2,000
Unit 6 Carless auto sales	4,500	\$6,500	\$17	\$6,500
Unit 7 2 -tenants	1,500	\$2,000	\$16	\$2,000
Unit 8				
Unit 9				
Total	26,400	\$31,700	\$112	\$37,900

Yearly Rental Income	<u>380,400</u>	<u>454,800</u>
Yearly Total Expenses	<u>\$ 90,600</u>	<u>\$ 90,600</u>
Net Gain (loss)	<u><u>\$289,800</u></u>	<u><u>\$364,200</u></u>