

<b>INVESTMENT RETURN ANALYSIS</b>			
<b>PROPERTY</b>		<b>BLOCK</b>	<b>LOT</b>
<b>100 Lincoln Street, Jersey City</b>	<b>6 Family</b>	<b>02605</b>	<b>00033</b>
<b>REVENUE</b>		<b>Monthly</b>	<b>Annually</b>
Residence 1A		\$2,600.00	\$31,200.00
Residence 1B		\$2,650.00	\$31,800.00
Residence 2A		\$2,650.00	\$31,800.00
Residence 2B		\$2,740.00	\$32,880.00
Residence 3A		\$2,650.00	\$31,800.00
Residence 3B		\$2,730.00	\$32,760.00
<b>Total Revenue</b>		<b>\$16,020.00</b>	<b>\$192,240.00</b>
<b>EXPENSES [Estimated]</b>		<b>Monthly</b>	<b>Annually</b>
Property Taxes [2023]		\$2,654.46	\$31,853.47
Insurance		\$581.58	\$6,979.00
Water/Sewer/Heat [Paid by Tenants]		\$0.00	\$0.00
Common Electric		\$50.00	\$600.00
Exterminator		\$41.67	\$500.00
Management		\$500.00	\$6,000.00
Superintendent		\$300.00	\$3,600.00
Cleaning/Trash Removal		\$150.00	\$1,800.00
<b>Total Expenses</b>		<b>\$4,277.71</b>	<b>\$51,332.47</b>
<b>CASH FLOW</b>		<b>Monthly</b>	<b>Annually</b>
Net Operating Income (NOI)		<b>\$11,742.29</b>	<b>\$140,907.53</b>
<b>CAP RATE [Purchase at \$2,345,000.00]</b>	<b>6.01%</b>		