

123-125 Booraem Ave, Jersey City, NJ
Income & Expenses
\$2,500,000

Monthly Income

Unit(s)	Actual Rent	Projected Rent
21 Units @ \$850	\$17,850.00	\$17,850.00
Garage Rental	\$1,000.00	\$1,000.00
2 Renovated Units (Vacant)	\$0.00	\$2,500 each = 5,000.00
Super's Unit (2BR, Free Rent)	\$0.00	\$0.00
Total Monthly Income	\$18,850.00	\$23,850.00
Total Annual Income	\$226,200.00	\$286,200.00

Monthly Expenses

Category	Amount
PSEG	\$1,300.00
Water & Sewer	\$750.00
Insurance	\$1,800.00
Real Estate Taxes	\$1,833.00
Super (Stipend/Payroll)	\$1,000.00
Total Monthly	\$6,683.00
Total Annual	\$80,196.00

Net Operating Income (NOI)

	Actual	Projected
Annual Income	\$226,200.00	\$286,200.00
Annual Expenses	\$80,196.00	\$80,196.00
Net Operating Income	\$146,004.00	\$206,004.00
Cap Rate	5.8%	8.2%

This information is deemed reliable, but not guaranteed.