



2275 Route 104

Proforma

<u>Lot rent</u>	<u>Trailer rent</u>	<u>Years at Property</u>		
Lot 1	\$ 380.00	\$ 20.00		7
Lot 2	\$ 380.00	\$ 20.00		7
Lot 3	\$ 380.00	\$ 70.00		7
Lot 4	\$ 380.00	\$ 20.00		4
Lot 5	\$ 400.00	privately owned		6
House		\$ 1,400.00		3
	\$ 1,920.00	\$ 1,530.00		

All rents are currents

All are month to month tenants

No Security deposits

Proforma Income and Expenses with Current Occupancy

Income

Lot Rents	\$ 1,920.00	12	\$ 23,040.00
Trailer rents	\$ 130.00	12	\$ 1,560.00
House rental	\$ 1,400.00	12	<u>\$ 16,800.00</u>
Total income			\$ 41,400.00

Expenses

taxes	school	\$ 4,626.02
	town and county	<u>\$ 2,569.32</u>
		\$ 7,195.34
garbage		\$ 700.00
water sewer		\$ 2,800.00
Snow	estimate	\$ 3,000.00
Lawn	estimate	\$ 2,000.00
insurance	estimate	<u>\$ 2,500.00</u>
		<u>\$ 11,000.00</u>
Total Estimated expenses		\$ 18,195.34
Net Operating Income		\$ 23,204.66
Offering Price	\$549,000.00	

All information has been provided by the seller and may be subject to change