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Income & Expense Analysis

PROPERTY DESCRIPTION: **145 Westervelt Ave.** - This newly renovated excellent condition mixed use building including 2 retail stores, 2 apartments and 2 garages. The building is approx. 3,900 Sq. Ft. on a 3,570 Sq. Ft. lot located in a R3- A zone. The property consists of a 3 bedroom with living room, eat in kitchen, full bath and a 5-bedroom duplex with eat in kitchen, living room, full bath and a 3/4 bath. Each unit has separate electric, gas and heat. A communal garden for the residential tenants is located in the rear of the building. Convenient transportation options such as buses and the Staten Island Ferry, commuting to New York City is a breeze. Don't miss out on this incredible investment opportunity.

	Projected
Income:	
Corner Deli	\$ 28,800
Vacant Store	\$ 21,600
Apartment 1- 3 Bed	\$ 36,000
Apartment 2- 2 Bed	\$ 26,400
Garage	\$ 3,600
Gross Annual Income:	\$ 116,400
Expenses:	
Real Estate Taxes	\$ 5,000
Water & Sewer	\$ 4,000
Insurance	\$ 9,000
Vacancy 7%	\$ 8,148
Maintenance 4%	\$ 4,656
Management Fee	\$ 4,000
Legal/Accounting	\$ 1,500
Total Expenses	\$ 36,304
Net Operating Income	\$ 80,096

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should carefully verify each item of income, and all other information herein.