

**INCOME AND EXPENSE SUMMARY FOR: 70 Church Street New Rochelle**

<b>TENANT</b>	<b>Lot SQFT</b>	<b>OCCUPIED/LEASE</b>	<b>CURRENT RENT</b>	<b>UTILITIES PAID</b>
Living World Christian Church	14,200	January 31st 2026	\$5,722.00	70%electric & oil / 50% cable & water
<b>TOTALS :</b>	<b>14,200</b>		<b>\$5,722.00</b>	

**CURRENT MONTH:** \$5,722.00  
**CURRENT YEAR:** \$68,664.00

**YEARLY EXPENSES:**

INSURANCE: \$10,000.00  
MAINTENANCE: \$4,000.00  
ELECTRICAL: \$12,000.00  
WATER: \$500.00  
FUEL: \$2,800.00  
TAXES: \$0.00  
MANAGEMENT 8%: \$0.00  
**ANNUAL EXPENSES: \$29,300.00**

**CURRENT NOI: \$39,364.00**

**COMMENTS:**

Boilers are high efficient under 5 years old. 1 roof top unit is over 15 years old. Currently tax exempt.  
2% annual increases.