

137 MONTAUK HWY WESTHAMPTON					
FRONT	TENANT	MONTHLY	Potential	START	LEASE END
Unit 1	Remodel	\$5,343.43	\$8,000.00	1/1/20	12/31/25
Unit 2	Remodel	\$3,091.23	\$3,600.00	1/20/22	1/31/27
REAR					
Unit 3	Proshine	\$3,034.00	\$3,600.00	10/1/23	9/30/26
Unit 4	Next level	\$3,000.00	\$3,600.00	11/1/23	10/30/25
Unit 5	Heaney	\$3,000.00	\$3,600.00	10/1/23	9/30/25
Unit 6	William Dagata	\$2,900.00	\$3,600.00	5/2/16	12/31/24
Unit 7	East End Carpet	\$3,450.00	\$3,600.00	5/1/16	12/31/24
	Gross Income	\$23,818.66			
Potential Gross Inc/Month			\$29,600.00		
	Annual	\$285,823.92			
Potential Gross Inc/Year			\$355,200.00		
EXPENSES					
<i>Tenants pay all Utility etc</i>					
Maint/snow		\$ 4,200.00			
Insurance		\$ 4,500.00			
Alarm/Sec		\$ -	tenant		
Taxes		\$ 16,121.64			
Gas		\$ -	tenant		
Water		\$ -	tenant		
Elect		\$ -	tenant		
		\$ 24,821.64			
NOI		\$261,002.28	\$330,378.36		