

INCOME & EXPENSE SHEET
NORTH SHORE HOUSE
82 MT. ZION WAY
OCEAN GROVE

PROPERTY DETAILS:

11 SINGLE ROOMS
1 STUDIO APARTMENT W/ BATHROOM
2 BATHROOMS

ANNUAL RENTS RECEIVED: \$121,200

TOTAL EXPENSES: \$53,522

PROFIT: \$67,678

NJ STATE & LOCAL ANNUAL FEES/ LICENSES

NJ DCA DIVISION OF FIRE SAFETY: \$257

ANNUAL MERCANTILE REGISTRATION: \$200

ANNUAL NJ REPORT: \$75

ANNUAL OCEAN GROVE LAND RENT \$10

ADDITIONAL EXPENSES:

ANNUAL TAXES PAID: \$16,884

ANNUAL NJNG: \$4,164

ANNUAL JCP&L: 2,945

ANNUAL NJ AMERICAN WATER \$2,501

ANNUAL OCEAN GROVE SEWER AUTHORITY: \$751

ANNUAL TV & INTERNET: \$1,505

ANNUAL FIRE ALARM SERVICE: \$821

ANNUAL COMMERCIAL BUILDING INSURANCE: \$13,509

MANAGER'S ROOM: \$9,900 (CURRENT OWNER DOES NOT COLLECT RENT FROM ONSITE
MANAGER)

GRAND TOTAL: \$53,522