

Operating Income	Current	#	Current	Expiration		Projected Operating Income			Projected
	Monthly	Months	Annual	Date			Projected	Mo	Annual
Restaurant/Bar 3% annual inc	\$12,020	12	\$144,240	8/31/2036	3% annual	Restaurant/Bar rent as of 10/2025	\$12,380	12	\$148,560
CAMS (approx.)	\$1,000	12	\$12,000			CAMS (approx.)	\$1,000	12	\$12,000
Restaurant/Bar Operating	\$13,020	12	\$156,240			Restaurant/Bar Operating Income	\$13,380	12	\$160,560
Apt #1F	\$1,950	12	\$23,400	3/31/2025		Apt #1F	\$2,500	12	\$30,000
Apt #1R	\$3,000	12	\$36,000	3/31/2025		Apt #1R	\$3,600	12	\$43,200
Apt #2F	\$2,850	12	\$34,200	4/30/2025		Apt #2F	\$3,100	12	\$37,200
Apt #2R	\$1,750	12	\$21,000	month-to-month		Apt #2R	\$2,200	12	\$26,400
Apt #3	\$3,300	12	\$39,600	2/28/2025		Apt #3	\$4,200	12	\$50,400
Residential Operating Income	\$12,850	12	\$154,200			Residential Operating Income	\$15,600	12	\$187,200
Total Operating Income:	\$25,870	12	\$310,440			Total Operating Income:	\$28,980	12	\$347,760
Expenses:						Expenses:			
Taxes: Estimated	\$90,884	\$92,739	\$1,855	Rest pays 50% Tax inc		Taxes: Bar/Restaurant pays 50% Tax increase			\$90,884
Insurance - Annual	\$16,594					Insurance - Annual			\$16,594
50% of Water and Sewer - Est	\$1,595	\$3,190	\$1,595	Rest pays 50% of Water		50% of Water and Sewer - Estimated			\$1,595
ConEd: Electric - Estimated	\$2,400					ConEd: Electric - Estimated			\$2,400
Total Expenses	\$111,472		\$111,472			Total Expenses			\$111,472
Net Operating Income			\$198,968			Projected Net Operating Income			\$236,288
Disclaimer: The dollar amounts shown in the charts above are estimated, not verified and subject to change.						Disclaimer: The dollar amounts shown in the charts above are estimated, not verified and subject to change.			