

# 6000 KENNEDY BLVD, WEST NEWYORK, NJ 07098

	Tenants	Yearly	Monthly	Proforma	July/24
1	OASIS MEDICAL AND SURGICAL	\$109,566.48	\$9,130.54	\$115,045	\$9,587.07
2	Cranio Associates,	\$7,632.12	\$636.01	\$8,013.6	\$667.8
3	MORRIS HOROWITZ MD, PA	\$6,922.56	\$576.88	\$7,269	\$605.75
4	R Carmen Candelaria	\$ 18,386.40	LOW RENT \$1,532	\$26,400	market rent \$2,200/2 bdr
5	R Jerelyn Breton	\$ 11,130.00	\$927.5	\$22,800	\$1,900/1bdr
6	R Orlando Gonzalez	\$ 19,135.40	\$1,594	\$22,800	\$1,900/1bdr
7	Vacant office 2000 SF lower level			\$60,000	\$5,000
<b>Rental Income</b>		\$172,772.96		\$262,327	
Insurance		\$11,194.70		\$11,194.70	
Management		\$ 6,630.56		\$13,116.35	
Repairs & Maintenance		\$ 16,566.67		\$ 16,566.67	
Property taxes		\$ 23,067.00		\$ 23,067.00	
Vacancy rate5%		\$ 7,620.00		\$13,116.35	
Utilities		\$ 10,959.95		\$ 10,959.95	
<b>Total Expenses</b>		\$76,038.18		\$88,021.02	
<b>Net Income</b>		\$96,734.08		174,305.98	
<b>Listing price</b>	<b>2,500,000</b>	<b>Cap rate 3.8%</b>			
				<b>Cap Rate</b>	
				<b>6.9%</b>	

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