

Commercial Property Pro Forma (Income & Expense Statement)

Property Information

Property Name / Address: 2621 Westfield Ave Camden, NJ 08105

Owner / Contact: Dana Ubele, Broker 609-314-3945

Date Prepared: 9/24/2025

Income

Tenant Name: Sport Store & Javier Residential

Unit / Floor: _____

Lease Start Date: _____

Lease End Date: 10/2026 for both tenants

Monthly Rent: \$1700 + \$1400= \$3100/ month

Other Income: _____

Operating Expenses

Property Taxes: \$4520.26 for 2025

Insurance: \$ 3800/yearly

Utilities: Water & Sewer \$1200 yearly

Repairs & Maintenance: _____

Management Fees: Self Managed

Other Expenses: CCMUA \$720

Totals / Summary

Total Gross Income: \$37,200 year

Less Vacancy/Collection Loss: _____

Effective Gross Income (EGI): _____

Total Operating Expenses: _____

Net Operating Income (NOI): _____

Capital Expenditures (CapEx): _____

Cash Flow / Debt Service (Optional): _____