

7138 Route 104A Wolcott NY

[illegible]

7138 Route 104A Wolcott NY

		Economic Analysis	
	<u>Units</u>	Monthly <u>Rent</u>	Annual <u>Rent</u>
INCOME:			
Occupied Commercial Units	6	\$ 2,150	\$ 26,955
Vacant Units	-	\$ -	\$ -
TOTAL INCOME:		\$ 2,150	\$ 26,955
Vacancy and Collection			
Vacancy / Collection Loss of 5%		\$ -	\$ -
Current Vacancy	-	\$ -	\$ -
TOTAL VACANCY/LOSS		\$ -	\$ -
EFFECTIVE GROSS INCOME		\$ 2,150	\$ 26,955
EXPENSES:			
1 Real Estate Taxes -		\$ (289)	\$ (3,465)
2 Insurance Expense		\$ (51)	\$ (611)
3 Utilities		\$ (50)	\$ (605)
4 Repairs & Maintenance		\$ -	\$ -
5 Trash Collection		\$ (195)	\$ (2,942)
6 Landscaping and Snow Plowing		\$ (28)	\$ (335)
7 Water and Sewer		\$ (42)	\$ (500)
8 Management Fee		\$ -	\$ -
9 Replacement Reserve		\$ -	\$ -
TOTAL EXPENSES:		\$ (655) 30.45%	\$ (8,458)
NET OPERATING INCOME:		<u>\$ 1,495</u>	<u>\$ 18,497</u>

Wolcott NY

Lot#1	Lot#2	Lot#3	Lot#4	Lot#5	Lot#6	
Carrie Baker	Casey Laforce	Donald Laforce	Kim Beach	Evan Houghtaling	Jeremy Ketchum	
7148 Rt 104 A		7144 State Rt 104A	7142 State Rt 104a	7140 State Rt 104a	7138 State Rt 104a	
Redcreek NY 13143	7146 State RT 104a	Red Creek, NY 13143	Red Creek, NY 13143	Red Creek, NY 13143	Red Creek, NY 13143	
Dan	Red Creek, NY 13143	Unit 3	Unit 4	Unit 5	Unit 6	
				PO Box 115	PO Box 15	
315-530-3594	13153593304	315-398-3014	1-315-398-1700	315-857-7334	3159456208	
					13157548164	
\$ 675.00	\$ 350.00	\$ 325.00	\$ 325.00	\$ 350.00	\$ 325.00	\$ 2,350.00

7138 Route 104A
Wolcott NY

			Economic Analysis	
		Units	Monthly Rent	Annual Rent
INCOME:	Occupied Commercial Units	6	\$ 2,350	\$ 28,200
	Vacant Units	-	\$ -	\$ -
TOTAL INCOME:			\$ 2,350	\$ 28,200
Vacancy and Collection				
	Vacancy / Collection Loss of 5%		\$ -	\$ -
	Current Vacancy	-	\$ -	\$ -
TOTAL VACANCY/LOSS			\$ -	\$ -
EFFECTIVE GROSS INCOME			\$ 2,350	\$ 28,200
EXPENSES:				
	1 Real Estate Taxes -		\$ (314)	\$ (3,764)
	2 Insurance Expense		\$ (53)	\$ (642)
	3 Utilities		\$ (57)	\$ (685)
	4 Repairs & Maintenance		\$ (54)	\$ (650)
	5 Trash Collection		\$ (195)	\$ (3,203)
	6 Landscaping and Snow Plowing		\$ (56)	\$ (667)
	7 Water and Sewer		\$ -	\$ -
	8 Management Fee		\$ -	\$ -
	9 Replacement Reserve		\$ -	\$ -
TOTAL EXPENSES:			\$ (729)	\$ (9,611)
NET OPERATING INCOME:			\$ 1,621	\$ 18,589