

1409 Washington Avenue Pro Forma - 2019

Ordinary Income/Expense

Income

Monthly Parking Income 1409	11,000.00
Rental Income 1409	528,000.00
Additional Parking Income	25,000.00
Total Income	564,000.00

Projected: 8 parking spaces x \$125 x 12 months

Projected: \$44,000 per month x 12 months

Projected: Mon. thru Fri. 6pm to Midnight; Sat. noon to Sun. midnight; 21 parking spaces

Expense

Advertising	153.06
Building & Liability Insurance	6,539.45
Licenses and Permits	25.00
Management Fees	40,000.00
Professional Fees - Other	6,066.11
Repairs and Maintenance	41,914.35
Property Tax	37,350.12
Internet	5,456.47
Utilities	
Gas and Electric	71,917.62
Sewer	2,431.88
Trash	4,025.91
Water	1,050.79
Utilities - Other	437.63
Total Expense	217,368.39

2017 actual

2017 actual

2017 actual

Projected

2017 actual

2017 actual

2017 actual

2017 actual

2017 actual

2017 actual

2017 actual

2017 actual

2017 actual

2017 actual

Net Operating Income **346,631.61**