

61-07 Utopia Pkwy
Fresh Meadows NY 11365

Level	Tenant	Floor Space	Rent
1 st Floor + Basement	Fung Fu Tea	3,200 sq.ft.	Base Rent + 2/3 x (R/E Tax + water) ^a
2 nd Floor	Tooth Dental	1,600 sq.ft.	Base Rent + 1/3 x (R/E Tax + Water) ^b

Monthly Rent:

a. $\$5,500 + 2/3 \times (\$31,175 \times 1/12 + 674) = \$7,682$

b. $\$4,553 + 1/3 \times (\$31,175 \times 1/12 + 674) = \underline{\$5,644}$

Total: **\$13,326**

Annual Insurance and Maintenance:

c. \$5,600

Net Operating Income:

$12 \times (a + b) - c = 12 \times (\$7,682 + \$5,644) - \$5,600 = \$159,912 - \$5,600 = \underline{\underline{\$154,312}}$