

item number	Location	Sqft	Income	Expense	Total expense
1	992 pringfield Ave Irvington NJ	33.8 x 101.0 2 Story brick building With full basement. On 2nd flooor we just installed new windows.	123,482	Water bill 431.00 Sewer bill 180.00 Estimated Taxes 2025 13,708.92 Insurance 6,500.00	20819.92
2	994 pringfield Ave Irvington NJ (Land only)	27.5 x 163.0 You can build a building on the 4,500 Sqft land.	0		41525.88
3	1000 Springfield Ave	76.5 x 80.0 2 Story building with full basement. On 2nd flooo we just installed new windows. On 2nf floor you can build 8 units of two bed rooms appartments.	216400	tony sub 54000 Jackson Hewit tax service 52000 Nano-Caps 110400	
4	7 Myrtle Ave, Irvington, NJ	Mix use 25 X 62.5	64800	Hair Salon 20400 Resdentail 2nd floor 20400 Residential 3rd floor 2400	6405.68

<b>total</b>	<b>\$404,682</b>	<b>\$68,751</b>
--------------	------------------	-----------------

Current Cap Rate	
<b>Total income - expense</b>	\$335,931
<b>Cap Rate</b>	<b>6.34</b>

Opportunity Cap Rate	
<b>Total income + future - expense</b>	\$559,931
<b>Cap Rate</b>	<b>10.56</b>