

686 Eagle Ave Bronx NY 10455

Income and Expenses			
Type	Projection	Total	
Income			
Residential Income	Actual	\$	417,732.00
Wash/Dryer Income	Actual	\$	15,564.00
Total Income		\$	433,296.00
Expense			
Property Tax (421A)	Actual	\$	1,275.00
Water and Sewer	Projection	\$	15,600.00
Insurance	Projection	\$	15,000.00
Heating/AC	Tenants Pay	\$	-
Electric (Common Areas)	Projection	\$	5,074.00
Elevator Maintenance	Actual	\$	3,000.00
Repairs & Maintenance	Projection	\$	2,500.00
Fire Alarm Monitor	Actual	\$	1,200.00
Super Salary	\$450/ Month	\$	5,400.00
Total Expenses		\$	49,049.00
Net Operating Income		\$	384,247.00