

615 E 22nd St, Paterson, NJ 07514 (PRO-FORMA)

Apt #	Unit Breakdown	Rent (Per month)
1	2 Beds / 1 baths	\$1,900.00
2	4 Beds / 1.5 bath	\$3,000.00
3	Commercial	\$2,000.00
4	Commercial	\$1,600.00

Expenses	Monthly
Taxes	\$1,526.69
Insurance	\$333.33
Vacancy/Manage.	\$632.00
Sewer/ Cold Water	\$300.00
<b>TOTAL</b>	<b>\$2,792.02</b>

# of Units
4

Total Expenses	
Monthly	\$2,792.02
Yearly	\$33,504.35

Total Monthly Rents		\$8,500.00
Total Monthly Expenses		-\$2,792.02
Net Operating Income (Monthly)		\$5,707.98
Total Gross Annual Rent		\$102,000.00
Total Annual Expenses		-\$33,504.35
Annual Net Operating Income		\$68,495.65

- \* Tenants pay their own utilities (Gas, Electric, Water)
- \* Seller pays cold water and sewer