

59-61 Wilson Ave, Newark, NJ 07105

Income and Expense

Unit	Monthly Rent	Lease Expiration
59 Wilson		
Hair Salon	\$3,000.00	01/31/2024
Tenant 1	\$1,600.00	02/28/2024
Tenant 2	\$2,300.00	01/14/2024
Tenant 3	\$1,315.00	09/14/2023
61 Wilson		
Restaurant	\$2,035.00	01/31/2024
Tenant 1	\$1,460.00	01/31/2024
Tenant 2	\$1,860.00	10/31/2023
Tenant 3	\$1,390.00	10/31/2023
Monthly	\$14,960	
Yearly	\$179,520	

Annual Expense	Amount
Taxes	\$22,622
Insurance	\$7,800
Water & Sewage	\$2,750
Utilities	\$409
Maintenance	\$1,200
Total	\$34,781

Annual Income	\$179,520
Annual Expense	\$34,781
Net Income	\$144,739