

# REAL ESTATE OPERATING STATEMENT

**Property Address**                    **7804 67th Drive Middle Village NY 11379**  
**Property Type**                    **Residential 4 Family, Laundry Business and two office Space.**  
**Asking Price**                        **\$ 3,900,000**

## ANUAL INCOME AND EXPENSE

### Income

Rental Income	Actual	Potential
Commercial Space 1 (Laundry)	\$ 50,928	\$ 60,000
Commercial Space 2 (Office)	\$ 24,000	\$ 30,000
Commercial Space 3 ( Office)	\$ 18,000	\$ 22,000
Residential Apt. 2F	\$ 33,600	\$ 36,000
Residential Apt. 2R	\$ 33,600	\$ 42,000
Residential Apt. 3F	\$ 33,600	\$ 36,000
Residential Apt. 3R	\$ 33,600	\$ 36,000
Others		
<b>Total</b>	<b>\$ 227,328</b>	<b>\$ 262,000</b>

### Expenses

Particulars	Actual	Potential
Taxes	\$ 22,101	\$ 22,101
Insurance	\$ 4,600	\$ 4,600
Water	\$ 2,400	\$ 2,400
Heating	\$ -	\$ -
Electricity	\$ 500	\$ 500
Garbage	\$ 1,200	\$ 1,200
Laundry Expense		
Accounting and management		
Miscellaneous		
Others		
<b>Total</b>	<b>\$ 30,801</b>	<b>\$ 30,801</b>

**Net Operating Income**                    \$ 196,527    \$ 231,199

## MONTHLY INCOME AND EXPENSE

### Income

Rental Income	Actual	Potential
Commercial Space 1 (Laundry)	\$ 4,244	\$ 5,000
Commercial Space 2 (Office)	\$ 2,000	\$ 2,500
Commercial Space 3 ( Office)	\$ 1,500	\$ 1,833
Residential Apt. 2F	\$ 2,800	\$ 3,000
Residential Apt. 2R	\$ 2,800	\$ 3,500
Residential Apt. 3F	\$ 2,800	\$ 3,000
Residential Apt. 3R	\$ 2,800	\$ 3,000
Others	\$ -	\$ -
<b>Total</b>	<b>\$ 18,944</b>	<b>\$ 21,833</b>

### Expenses

Particulars	Actual	Potential
Taxes	\$ 1,842	\$ 1,842
Insurance	\$ 383	\$ 383
Water	\$ 200	\$ 200
Heating	\$ -	\$ -
Electricity	\$ 42	\$ 42
Garbage	\$ 100	\$ 100
Repair and maintenance	\$ -	\$ -
Accounting and management	\$ -	\$ -
Miscellaneous	\$ -	\$ -
Others	\$ -	\$ -
<b>Total</b>	<b>\$ 2,567</b>	<b>\$ 2,567</b>

**Net Operating Income**                    \$ 16,377    \$ 19,267

## ANNUAL OPERATING BREAKDOWN

*\* Calculated using Asking Price*

Gross Cap Rate	5.83%	6.72%
Net Cap Rate	5.04%	5.93%

	Actual Annual	Potential Annual
Income	\$ 227,328	\$ 262,000
Expense	\$ 30,801	\$ 30,801
Net Profit	\$ 196,527	\$ 231,199

