

553 Hosner Mt Road, Stormville NY					
7,596 sq. ft.					
INCOME and EXPENSE REPORT					
	Sq Ft	Actual Monthly	Actual Annual	Pro Forma Monthly	Pro Forma Annual
INCOME					
1BR Apartment	672	\$ 800	\$ 9,600	\$ 1,250	\$15,000
2BR House	1,128	\$ 2,000	\$ 24,000	\$ 2,600	\$31,200
1st Fl Warehouse / 2nd Fl Office	5,796	\$ 5,100	\$ 61,200	\$ 5,796	\$69,552
ANNUAL GROSS INCOME	7,596	\$ 7,900	\$ 94,800	\$ 9,646	\$115,752
<i>Less 5% Vacancy allowance</i>			<u>\$ 4,740</u>		<u>\$5,788</u>
EFFECTIVE GROSS INCOME			\$ 90,060		\$ 109,964
EXPENSES					
RE Taxes			\$ 13,150		\$ 13,150
Insurance			\$ 4,000		\$ 4,000
Repairs/Maintenance (7% EGI)			\$ 6,304		\$ 6,304
Landscaping/Snow Removal			\$ 3,000		\$ 3,000
Waste Removal			\$ 2,400		\$ 2,400
Management Fee (5% EGI)			\$ 4,503		\$ 4,503
TOTAL EXPENSES			\$ 33,357		\$ 33,357
NET OPERATING INCOME			\$ 56,703		\$ 76,607