

**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
<b><u>INCOME</u></b>					
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
<b>ANNUAL GROSS INCOME</b>	<b>7,596</b>	<b>\$ 7,900</b>	<b>\$ 94,800</b>	<b>\$ 9,646</b>	<b>\$115,752</b>
<i>Less 5% Vacancy allowance</i>			<u>\$ 4,740</u>		<u>\$5,788</u>
<b>EFFECTIVE GROSS INCOME</b>			<b>\$ 90,060</b>		<b>\$ 109,964</b>
<b><u>EXPENSES</u></b>					
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
<b>TOTAL EXPENSES</b>			<b>\$ 33,357</b>		<b>\$ 33,357</b>
<b>NET OPERATING INCOME</b>			<b>\$ 56,703</b>		<b>\$ 76,607</b>