104-28 Jamaica Ave

Mixed-Use Investment Property — Income & Expense Comparison

Financial Summary	CURRENT / ACTUAL		PROJECTED	
	Monthly	Annual	Monthly	Annual
1st Floor – Store	Vacant	$0	$3,600	$43,200
2nd Floor – Residential	$3,450	$41,400	$3,800	$45,600
Total Gross Income	**$3,450**	**$41,400**	**$7,400**	**$88,800**
Property Tax	$507.42	$6,089	$507.42	$6,089
Insurance	$166.67	$2,000	$166.67	$2,000
Common Utilities	$100.00	$1,200	$100.00	$1,200
Total Operating Expenses	**$774.08**	**$9,289**	**$774.08**	**$9,289**
NOI	**$2,675.92**	**$32,111**	**$6,625.92**	**$79,511**

Investment Snapshot

Asking Price	$1,149,999
Projected Annual Gross Income	$88,800
Projected Annual Operating Expenses	$9,289
Projected NOI	**$79,511**
Projected Cap Rate	**6.91%**

Projected Cap Rate = Projected NOI ÷ Asking Price = $79,511 ÷ $1,149,999 = 6.91%.