

Rent and Expense Projections

Property 404-410 Central Ave, East Orange, NJ

Income				Pro-Forma	
Unit	Desc	Use	Lease	Monthly Rent	Total
404 Attic A	1 Room	Residential	MTM	800.00	9,600.00
404 Attic B	1 Room	Residential	Vacant	800.00	9,600.00
404 2nd FL Front	Auditorium	Office	Vacant	3,000.00	36,000.00
404 2nd FL Back	1 Room	Residential	MTM	800.00	9,600.00
404 1st FL Front	Auditorium	Church	MTM	3,000.00	36,000.00
404 1st FL Back	1 Room	Residential	MTM	800.00	9,600.00
406 A		Retail	MTM	1,800.00	21,600.00
406 B	1 BR / 1 BTH	Residential	Vacant	1,500.00	18,000.00
408 A		Retail	MTM	1,800.00	21,600.00
408 B	2 BR / 1 BTH	Residential	Vacant	1,850.00	22,200.00
410 A		Retail	MTM	1,800.00	21,600.00
410 B	1 BR / 1 BTH	Residential	Vacant	1,500.00	18,000.00
Garage				1,900.00	22,800.00
Parking				450.00	5,400.00
Total Income				\$ 21,800.00	\$ 261,600.00
Expenses					
404 Property Tax				1,668.08	20,017.00
406-410 Property Tax				1,485.42	17,825.00
PSE&G Electricity				500.00	6,000.00
Water Works				500.00	6,000.00
Insurance				416.67	5,000.00
Maintenance				416.67	5,000.00
Total Expenses				\$ 4,986.83	\$ 59,842.00
NOI				\$ 16,813.17	\$ 201,758.00