

REAL ESTATE OPERATING STATEMENT

Property Address	296 Suydam Street, Bushwick, NY 11237
Property Type	Six Family Brick Building. R6 Zoning.
Listing Price	\$1,498,000.00
Property Value at 5% CAP	\$4,677,136.80
Per Sq. Ft. On Asking Price	\$ 285.33

Annual Income and Expenses

Income

Particulars	Sq. Ft.	Per Sq. Ft.	Actual	Pro Forma
Apt 1L - Owner Occupied Delivering Vacant	875	54.86	\$ -	\$ 48,000
Apt 1R - Owner Occupied Delivering Vacant	875	54.86	\$ -	\$ 48,000
Apt 2L - RS	875	48.00	\$ 9,600	\$ 42,000
Apt 2R - RS	875	48.00	\$ 12,000	\$ 42,000
Apt 3L - RS	875	48.00	\$ 17,159	\$ 42,000
Apt 3R - Owner's Relative RS	875	48.00	\$ -	\$ 42,000
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Others			\$ -	\$ -
Total	5250	50.29	\$ 38,759	\$ 264,000

Expenses

Particulars	Actual	Pro Forma
Taxes	\$ 11,843	\$ 11,843
Insurance	\$ 5,000	\$ 5,000
Water/Sewer	\$ 4,000	\$ 4,000
Heating	\$ 4,000	\$ 4,000
Utilities	\$ 500	\$ 500
Garbage/ Snow	\$ 2,400	\$ 2,400
Repair and maintenance	\$ 2,400	\$ 2,400
	\$ -	\$ -
	\$ -	\$ -
Others	\$ -	\$ -
Total	\$ 30,143	\$ 30,143

Net Operating Income \$ 8,616 \$ 233,857

Monthly Income and Expenses

Income

Particulars	Actual	Pro Forma
Rental Income		
Apt 1L - Owner Occupied Delivering Vacant	\$ -	\$ 4,000
Apt 1R - Owner Occupied Delivering Vacant	\$ -	\$ 4,000
Apt 2L - RS	\$ 800	\$ 3,500
Apt 2R - RS	\$ 1,000	\$ 3,500
Apt 3L - RS	\$ 1,430	\$ 3,500
Apt 3R - Owner's Relative RS	\$ -	\$ 3,500
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
Others	\$ -	\$ -
Total	\$ 3,230	\$ 22,000

Expenses

Particulars	Actual	Pro Forma
Taxes	\$ 987	\$ 987
Insurance	\$ 417	\$ 417
Water / Sewer	\$ 333	\$ 333
Heating	\$ 333	\$ 333
Utilities	\$ 42	\$ 42
Garbage & Snow	\$ 200	\$ 200
Repair and maintenance	\$ 200	\$ 200
	\$ -	\$ -
	\$ -	\$ -
Others	\$ -	\$ -
Total	\$ 2,512	\$ 2,512

Net Operating Income \$ 718 \$ 19,488

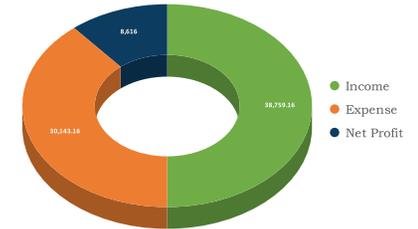
Annual Operating Breakdown

** Calculated using Purchase Price*

Gross Cap Rate	2.59%	17.62%
Net Cap Rate	0.58%	15.61%

	Actual Annual	Potential Annual
Income	\$ 38,759	\$ 264,000
Expense	\$ 30,143	\$ 30,143
Net Profit	\$ 8,616	\$ 233,857

Actual Annual



Pro Forma Annual

