

<b>322 Main Street, Poughkeepsie, N.Y. 12601</b>								
7,600 sq. ft.								
<b>INCOME and</b>								
	Sq Ft	Actual Monthly	Actual Annual	Per Sq. Ft.	3yr Monthly	3yr Annual	Per Sq. Ft.	Terms
<b>INCOME</b>								
Ground-Floor - Restaurant	2,800	\$ 2,100	\$ 25,200	\$ 9.00	\$ 2,800	\$ 33,600	\$ 12.00	11/15/23-11/15/26; Tenant pays garbage, utilities
2nd Floor - Tattoo Shop	1,000	\$ 1,450	\$ 17,400	-	\$ 1,800	\$ 21,600	\$ 21.60	4/1/24-5/1/25; Tenant pays garbage, utilities
3rd Floor - 2BR	1,000	\$ 1,800	\$ 21,600	\$ 21.60	\$ 1,900	\$ 22,800	\$ 22.80	Tenant pays utilities
4th Floor - 2BR	1,000	\$ 1,800	\$ 21,600	-	\$ 1,900	\$ 22,800	\$ 22.80	Tenant pays utilities
Basement	1,800	-	-	-	-	-	-	
<b>ANNUAL GROSS INCOME</b>	<b>7,600</b>	<b>\$ 7,150</b>	<b>\$ 85,800</b>		<b>\$ 8,400</b>	<b>\$ 100,800</b>		
<i>Less 5% Vacancy allowance</i>			<i>\$ 4,290</i>			<i>\$ 5,040</i>		
<b>EFFECTIVE GROSS</b>			<b>\$ 81,510</b>			<b>\$ 95,760</b>		
				<b>Per sq. ft.</b>			<b>Per sq.</b>	
<b>EXPENSES</b>								
RE Taxes (Garbage Inc.)			\$ 11,551	\$ 1.52		\$ 11,551	\$ 1.52	
Insurance			\$ 4,000	\$ 0.53		\$ 4,000	\$ 0.53	
Repair/Maintenance 7% EGI			\$ 5,706	\$ 0.75		\$ 6,703	\$ 0.88	
Water and Sewer			\$ 800	\$ 0.11		\$ 800	\$ 0.11	
Management Fee 5% EGI			\$ 4,076	\$ 0.54		\$ 4,788	\$ 0.63	
<b>TOTAL EXPENSES</b>			<b>\$ 26,132</b>	<b>\$ 3.44</b>		<b>\$ 27,842</b>	<b>\$ 3.66</b>	
<b>NET OPERATING INCOME</b>			<b>\$ 55,378</b>			<b>\$ 67,918</b>		
<b>CAP</b>								
8.00%			\$692,223			\$ 848,973		
8.50%			\$651,504			\$ 799,033		
9.00%			\$615,309			\$ 754,642		