

Peter Tryon				
Broker Owner				
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<i>Prepared By Albany's #1 Multi-Unit Broker</i>				
Property Address 515 New Scotland Av				
				\$399,000.00
				Lease exp date
Gross Income	\$46,740.00	Apt 1 - 1 bedroom	\$800.00	7/31/2020
		Apt 2 - 1 bedroom	\$750.00	6/30/2020
Laundry	\$1,300.00	Apt 3 - 2 bedroom	\$835.00	8/31/2020
Total Gross Income		Apt 4 - 1 bedroom	\$825.00	8/31/2020
		Apt 5 - studio	\$685.00	6/30/2020
Effective Gross Income	\$48,040.00		\$3,895.00	
Expenses:				
Maintenance	\$1,781.00			
Taxes - actual	\$10,071.00			
Insurance - estimate	\$2,400.00			
Utilities	\$840.00			
Water/Sewer - estimate	\$1,200.00			
Garbage - actual	\$640.00			
Lawn - estimate	\$500.00			
Snow Removal - estimate	\$600.00			
Total Expenses	\$18,032.00			
NOI	\$30,008.00			
Cap Rate	7.52%			