

Stabilized Income & Expenses

Joshuas Path Apartments 1887 Joshuas Path Central Islip, NY 11722-1816				Walter Espinal Real Broker NY LLC. (347) 531-5520		
OPERATING INCOME						
Unit Type #	# of units	Unit type	Sq. Ft.	Monthly	Annual Rent	% of GSI
1	3	2br	1,100	2,400	86,400	70.6%
2	1	3br	1,500	3,000	36,000	29.4%
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
Total	4		4,800			
Gross Schedule Income				10,200	122,400	100%
VACANCY LOSS				5.0%	510	6,120
Other Income				150	1,800	
Gross Operating Income (Effective Gross Inc)				9,840	118,080	

OPERATING EXPENSES	Cost/Unit /Year	Total Monthly	Total Annual	% of Expenses	% of GOI
Management Fee (% of Gross income)	0.0%	0	0	0.0%	0.0%
Advertising					
Insurance Hazard	375	125	1,500	5.2%	1.3%
Janitorial					
Landscape Maintenance	288	96	1,150	4.0%	1.0%
Wifi	168	56	674	2.3%	0.6%
Miscellaneous	680	226	2,718	9.4%	2.3%
Referrals or commissions					
Repairs and Maintenance	849	283	3,396	11.7%	2.9%
Reserves					
Taxes - Property	3,501	1,167	14,004	48.4%	11.9%
Security	37	12	148	0.5%	0.1%
Utilities:					
Water/Sewer	127	42	508	1.8%	0.4%
Electricity	622	208	2,490	8.6%	2.1%
Gas					
Fuel Oil	587	196	2,347	8.1%	2.0%
Other Utilities					
Total Operating expenses	7,234	2,411	28,935	100%	25%
Net Operating Income	22,286	7,429	89,145		75%