

Pro Forma:

PROPERTY ADDRESS: 65 Broadway, Kingston, NY 12401

RENT

Unit #1 1st Floor Storefront \$31,824 (3% increase per year)

Unit #2 2nd Floor Apartment \$26,400 (based on similar rentals in the area)

Unit #3 3rd Floor Apartment \$27,600 (based on similar rentals in the area)

Total: \$85,824

EXPENSES

Real Estate Taxes \$15,682

Utilities NA

Insurance \$5,436

Water/Sewer \$2,500

Garbage/Snow Removal NA

Repairs & Maintenance \$2,500

Lanscaping: \$500

Total: \$26,618