

# 599 60th WNY Income & Expense Annual

Unit 1 Commercial	\$79,214	Includes 80% Cold
Base plus 80% cold water / sewer & 50% taxes		Water/ Sewer & 50%
Current term 6.1.25 - 5.31.26 \$5,408 base.		Taxes
5 Yr Option \$5,624, \$5,849, \$6,083, \$6,326, \$6,579		
Unit 2 Residential	\$23,170	
Tax	\$22,712.25	
Insurance	\$3,985	
Veola Water	\$684	
Sewer	\$846.60	
Management	\$4,200	
Total Expense	\$32,427.03	
Total Income	\$102,384	
NOI	\$69,957	
Price	\$1,200,000	
CAP	5.83%	