

385 Nostrand Ave, Brooklyn ProForma



COMPASS

Unit	Unit Type	Monthly Rent	Yearly Rent
Storefront	Retail Space Private Backyard Finished Basement	\$6,000	\$72,000
Apt 1	3 Bed 2 Bath	\$3,700	\$44,400
Apt 2	3 Bed 2 Bath	\$3,600	\$43,200
Total		\$13,300	\$159,600

Gross Income	\$159,600
Vacancy & Loss	\$3,700
Insurance	\$5,000
Management	\$3,000
Taxes	\$5,175
Total Expenses	\$16,875
Net Operating Income	\$142,725