

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	\$3,777	\$45,324
Total		\$13,477	\$161,724

Gross Income	\$161,724
Vacancy & Loss	\$3,700
Insurance	\$5,000
Management	\$3,000
Taxes	\$5,175
Total Expenses	\$16,875
Net Operating Income	\$144,849