

82 Grove St, Montclair, NJ 07042 (PRO-FORMA)

Apt #	Unit Breakdown	Rent (Per month)
1	3 Beds / 2 baths	\$4,000.00
2	2 Beds / 2 baths	\$3,500.00
3	3 Beds / 2 baths	\$4,000.00
4	2 Beds / 1 baths	\$3,000.00

Expenses	Monthly
Taxes	\$1,282.46
Insurance	\$300.00
Vacancy/Manage.	\$1,160.00
Sewer/ Cold Water	\$350.00
TOTAL	\$3,092.46

# of Units	# of All-in-One Washers/Dryers	# of Parking Spaces	# of Storage Units
4	4	10	4

Total Expenses	
Monthly	\$3,092.46
Yearly	\$37,109.52

Total Monthly Rents		\$14,500.00
Total Monthly Expenses		-\$3,092.46
Net Operating Income (Monthly)		\$11,407.54
Total Gross Annual Rent		\$174,000.00
Total Annual Expenses		-\$37,109.52
Annual Net Operating Income		\$136,890.48

- * Tenants pay their own utilities
- * Seller only pays cold water, sewer and common area