

| 231 Broad St Elizabeth NJ Expense Sheet | | |
|--|---------------------|--------------------------------|
| Rental Income | Current Rent | Potential Rental Income |
| Unit 1: Commercial(Boost Mobile) | \$2,500 | \$3,500 |
| Unit 2:Studio | \$1,700 | \$1,700 |
| Unit 3: Studio | \$1,700 | \$1,700 |
| Unit 4: Studio | \$1,700 | \$1,700 |
| Unit 5: Commercial (Driving School) | \$2,200 | \$2,500 |
| Unit 6: Studio | \$1,500 | \$1,500 |
| Unit 7: Studio | \$1,500 | \$1,500 |
| | \$12,800 | |
| EXPENSES: | | |
| Taxes: | \$25,000 | \$14,100.00 |
| Insurance: | \$7,000 | |
| Water & Sewer: | \$3,500 | |
| | | |
| Total Expenses: | \$35,500 | \$30,500.00 |
| | | |
| Yearly NOI: | \$118,100 | \$138,700.00 |
| Cap Rate: | 6.56% | 7.71% |
| Listed Price | \$1,800,000 | \$1,800,000 |