

**PRO-FORMA****Property:** 2452 State Route 207, Campbell Hall, NY 10916**Property Type:** Mixed-Use – 2 Residential Apartments & 1 Commercial Restaurant

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**INCOME**

Unit	Description	Lease Term	Monthly Rent	Annual Rent	Occupancy
Apartment #1	4 BR / 2 BA	2 Year	\$2,500	\$30,000	Occupied
Apartment #2	2 BR / 1 BA	1 Year	\$1,800	\$21,600	Unoccupied
Pizza Shop	Full Commercial Kitchen & Dining Area	5 Years (with 5-year renewal option)	\$3,000	\$36,000	Occupied

**Total Potential Annual Gross Income: \$87,600**

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**EXPENSES**

Expense Item	Annual Cost	Notes
Property Insurance	\$3,800	Annual premium
Property Taxes	\$6,807.49	County: \$1,332.86 / School: \$5,474.63
Routine Maintenance	\$1,000	Estimated annual upkeep
Oil	\$452.39	Cost of annual oil at current gallon rate
Snow Removal	\$700	Estimated Contractor Cost \$100/plow with 7 plows/year

  

<b>Total Annual Expenses</b>	<b>\$12,759.88</b>
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**NET OPERATING INCOME (NOI)**

Description	Amount
<b>Gross Income</b>	<b>\$87,600</b>
<b>Less: Expenses</b>	<b>(\$12,759.88)</b>
<b>Net Operating Income (NOI)</b>	<b>\$74,840.12</b>

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**ADDITIONAL PROPERTY DETAILS**

- Tenants pay all utilities (3 separate electric meters)
- Private well and septic (no water/sewer costs)
- Includes small private office space (owner's use or potential additional rental)